

# **VILLAGE AT WOODLAND LAKE**

## **RULES AND REGULATIONS FOR HOMEOWNERS**

January 2014

We, the Board of Directors, of the Village at Woodland Lake, feel we have an extremely well kept, well run community. This has been accomplished through the hard work of various Board members and the cooperation of our homeowners. Since we are experiencing an influx of new homeowners at a fast paced rate, we feel it is necessary to refine and define our rules and regulations with the hope that they will continue to make this development a place where people will want to live, enjoy life and be proud to call it home.

**Please read these rules and regulations carefully.** If at any time you are not sure of anything, do not hesitate to call upon any member of your Board or the management company for further explanation.

We thank you ...

The Board of Directors  
Village at Woodland Lake

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## RULES AND REGULATIONS FOR HOMEOWNERS

### **I). CLUBHOUSE AREA**

A) The clubhouse is open from 9:00 am. Until 8:00 pm., seven day at week.

1. The clubhouse is electronically locked and armed every night at **8:00 pm promptly**. This means that all occupants and guests must be out of the building before that time...not just leaving at that time. This is very important to remember. There are cameras that show us who is in the building at all times. Anyone found to be exiting or entering the building before or after those hours will be reported to the police for trespassing and have their privilege to use the facility taken away.
2. If you wish to use the clubhouse for a social function, you must go to Pointe Management Group office (1100 S.W. 10<sup>th</sup> Street, suite B, Delray Beach, FL 333444. Phone 561-274-3031 to fill out an application for the date you want. You must also leave a cashier's check for \$300 as a deposit, and non refundable \$50 personal check. The clubhouse will be inspected before and after it is used. If it is found to clean and undamaged, your \$300 will be refunded. However, if it is found damaged or dirty, you will lose your entire deposit. The same rules and regulations found in section 1 apply to personal parties in the clubhouse as well. There will be no exception to the clubhouse hours. If you are late exiting the building, you will lose your entire deposit. Our rules are governed by insurance issues and are non negotiable. The maximum number of people allowed per function is 25.
3. The WORKOUT ROOM, RACQUETBALL COURTS and SAUNAS are ADULT ONLY FACILITIES (18 years of age or older). Younger children may enter these rooms but only with adult supervision and with the acknowledgment that any injuries or damages that may occur are the responsibility of the

supervising adult only.

a). Keys for these rooms are available from Pointe by filling out an application and giving a \$25 refundable deposit. This money will be refunded when you return the keys.

b). The weight room is for the exclusive use of our residents. No guest or outsiders are permitted due to insurance provisions. Gym keys required a signed release.

### **II). POOL AREA**

- A) The pool is open from 9 am to 8 pm seven days a week.
- B) The gate MUST remain closed. (Close the gate behind you).
- C) No alcoholic beverages and NO glassware of any kind allowed in the pool area.
- D) Park in designated areas.
- E) ALL non swimmers MUST be accompanied by a swimmer.
- F) Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.
- G) No running, jumping or horseplay.
- H) No objects, including sporting equipment, toys, balls, tubes or floating chairs permitted in the pool.
- I) NO sound systems or radios over 25 watts. Only battery powered systems allowed.
- J) NO animals in pool area.
- K) NO bicycles, roller skates, scooters or other vehicles in the pool area.
- L) Shower before entering pool.
- M) A maximum of 5 unit owners plus 4 guests allowed as you may not monopolize all the facilities.
- N) Please clean up after yourselves and put all trash in the proper receptacles.
- O) No lifeguard on duty. Use pool at your own risk.
- P) Safety rings and equipment are for EMERGENCY use ONLY.
- Q) Any and all additional Florida, Broward and Tamarac rules and laws apply. Anyone found breaking the rules will be asked to leave the premises.

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### III) PARKING AREA

A) Each unit owner is allotted two parking spaces.

Whether or not that homeowner has two vehicles or used those spaces is irrelevant. You **may not** use other homeowner's spaces for any purpose without the direct consent of that owner. To do so may result in your vehicle being towed. Guest parking spaces are for GUESTS. Homeowners must park in allotted spaces and not take up guest parking spots.

B) There are four parking lots in the development with both homeowner and guest parking spaces assigned.

Please have your guests either park behind your vehicle(s) in one of your spaces or in the guest parking areas. If a vehicle is found parked on any grassy areas or blocking another unit owner's car, they will be towed and the owner will be responsible for the actions of their guest.

No commercial vehicles, boats, campers, RV's, POD 's etc, may be parked or left in the parking spaces or on the grounds without the express consent and prior approval of the Board of Directors. You must personally ask at a Board meeting or submit in writing your intentions to the Board of Directors a minimum of 48 hours prior to the date you desire. At that time, should your request be approved, you will receive a parking pass you can attached to said property. No pass will be approved for more than 48 hours.

No commercial vehicle of any sort may be parked on the property after 6:00pm without being engaged in active work. No vehicle used by a unit owner for commercial purposes may display any form of visible advertising/commercial apparatus while parked on the grounds after 6:00 pm.

C) Parking Decals

Will be issued to you by Pointe at their office after you fill out the necessary paperwork required to become a unit owner. Drivers license & registration must show unit address.

These decals must be shown on each owned vehicle. You may mount the decal on the driver's side rear window of your vehicle, but not in a tinted area. The

decal must be easily visible. If your car is found not to have a parking decal, your car will be towed.

New residents have 30 days to comply.

Any additional person living at the resident must also have a decal on their vehicle to avoid being towed.

If you trade a vehicle, you can transfer the decal or apply for a new one. Either way, you must notify Pointe of such so they are able to update their records and notify us accordingly.

You will also be given two guest parking permits. These must be hung from the rear view mirror. We will expect this to be done for overnight guests and guests staying for more than a couple of days in our development. Guest passes can not be used for a permanent decal or loaned to others units.

D) Repairs, Functionality, Current Licenses, Etc.

There will be no repairs allowed in or on said premises. Changing an unexpected flat tire is not considered a repair. The same cannot be said for changing your oil or brake pads. If you do a repair, you will be fined. Find a garage or other area to do those things.

All your vehicles must be functional. You may not let a vehicle sit with a flat tire for days on end. You may not let a wrecked vehicle sit in your space for days on end. Anything that can be determined to cause a vehicle to be inoperable will mean it is non functional and will not be allowed on the premises. You will be asked to remove it or be fined and/or have the vehicle towed at your expense.

All vehicles belonging to homeowners must have current license tags. If you are found not to have this, the Sheriff's Department will be notified and you might be facing a ticket or having your car towed.

### IV) PROPERTY RESTRICTION

A) Leasing or renting of units is strictly prohibited.

You may have guests or family members stay with you

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for varying lengths of time, but you, the unit owner. Must reside in the unit with them for the duration of their stay. If the stay is going to be an extended one, their vehicles must acquire a parking permit and the Board must be notified of the guests' existence in your unit. Renting and leasing units will not be allowed. There will be no exceptions to this rule.

If you have additional people moving in, they must be screened with a background check to obtain a parking decal or their vehicle will be towed.

B) Each homeowner has two feet outside their fence in which to plant foliage within reason.

Don't plant such items as vines, bushes, etc. that might result in damage to or interference of repair to the fence/trellis areas. If we need to repair your fence/trellis and find it necessary to remove these items, you may be charged for the extra labor and/or repairs deemed necessary. All vines, bushes, etc. must be trimmed.

Trees may not be planted or removed without a permit from the city/county departments responsible for such thing. Board approval is also required.

### C) Building Structures

You may not attach items such as basketball hoops, shelving, light fixtures, satellite dishes or anything else of that nature to any part of the building structure or fence/trellis areas or you will be required to remove them and repair any possible damage to the structure at your own expense.

You may add screening enclosures and hurricane shutters as long as you get prior approval from the Board of Directors by showing the plans for such devices and getting the necessary permits from the City of Tamarac for the work being done. However, should repair work need to be done to parts of your unit that are being covered by these items, you will be responsible for having them removed at your expense in order to facilitate the repairs.

All exterior parts of the building that are inside your patio area will be painted the original color which may

be obtained in small quantities through our maintenance department. If your exterior is found to be painted any other color, you will be required to repaint your unit at your own expense. You may select a door of your own design and color. All exterior fixtures which include door, screens, patio lights, etc., must be kept in proper appearance.

You may not put tile or other materials on any part of the common property such as sidewalks, which are the property of the Association. If done, we may ask you to remove it at your own cost. If repairs are needed to any of these areas, you will be responsible for the removal of said modification at your own cost.

Satellite dishes may be mounted on the second floor railings or on a fixture of sorts in your patio, but may not be mounted on any part of the exterior structure which includes: shakes, walls, fence and trellis. Please notify the company installing your dish of this condition. We also do not allow trimming/removal of trees to facilitate better reception. The acquiring of a satellite dish and its reception is your option and concern its placement is ours. If it is installed incorrectly, you will be asked to have it removed and placed correctly at your expense.

You may put patio chairs and small tables on your balconies, but items such as tents or other such fixtures are not allowed. Rugs, carpets, clothing, towels and such are not allowed to be draped over your fence and trellis areas. "For sale" signs or any other kind of poster/sign/billboards are not allowed on cars or units. We strive to make this community upscale please do not "junk it up".

While we appreciate those homeowners who decorate for the holidays, we ask that you remove these decorations within a month after the holiday season is over. Santa hates the heat in July!

While we know how much fun July 4<sup>th</sup> can be, we ask you use common sense when using fireworks of any nature on these premises. You will be held personally responsible for any damages or injuries that occur. Also, when you are done, you must remove all debris from the grounds or you will be fined.

The lake is there for aesthetic appeal and your enjoyment. It is not to be used as a dumping facility. While you may fish in our lake, we do use the "catch

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and release” program; you may not remove any fish from the lake once they are caught.

### V) CITY UTILITIES

A) Trash removal is done twice a week and recycling is done once.

Trash pickup is on Monday and Thursday mornings. You may only put your trash out the night before after 6 pm. Plastic bags are not allowed by themselves as animals of all sorts find it easy to open them and scatter the garbage.

The recycling bins are picked up on Thursday and may only be put out the night before after 6pm.

Bulk trash pickup (anything and everything too big for regular trash pickup) is done every Monday. These items such as TV's, chairs, rugs, etc. may only be put out the night before after 6pm. Refrigerator freon must be drained and no mirrors are allowed.

All trash and recycling receptacles must be taken in no later than 24 hours after pickup. Any receptacles found outside longer than that will be removed and taken to the work area by the clubhouse. If you wish to retrieve them, the first offense will be treated with a warning. Any offense thereafter will require the owner to pay a retrieval fee.

There are certain substances and materials that the weekly garbage collection won't pickup such as paint, oil, hazardous materials, propane tanks, etc. If you are unsure as to what they will pick of if you have special needs, please call the city of Tamarac to find out how to dispose of these items. We will not dispose of them for you.

### VI) SIMPLE RESPECT

A) We all live here together simple, right?

1. Therefore, respect those around you, their feelings and their property. You must comply with Broward County and Tamarac ordinance. If you have a party outside, keep the volume low enough that it won't disturb your neighbors or better yet, invite them over!

2. If you have pets, do not leave them outside

unattended while you are gone. Not only is it against our rules, but a violation of city regulations and cruel to the animal, especially in hot summer months. If you walk your pet on our grounds, be sure you have some sort of means to immediately pick up after them. You will be fined if you are reported for not having picked up after your pet.

3. This is also a family development. That means we all need to be concerned for children playing in the streets at all hours of the day. Drive your vehicle slowly and safely. The speed limit in the community is 15MPH there is no need to go faster entering or exiting this area. This also means that you parents must be responsible for your children and whereabouts at all times. The Association is not a babysitter as much as we all have children, grandchildren, etc. and love them; we cannot be responsible for the welfare of everyone's child that is your duty. We will do what we can to make the streets and play areas safe you can do the rest.

4. If you have a problem with a neighbor, before you contact Pointe, try something simple knock on their door and try talking to them about your feelings. This will accomplish two things: one possibly being an easy way to correct the situation and two, you will get to know your neighbor. If does not work, then contact Pointe.

5. A final note: if there is anything you are not sure of regarding any of these rules and regulations, please feel free to contact a Board member or Pointe to get clarification. Do not take it upon yourselves to do as you see fit “better to be safe than sorry” is an old saying and a good one to follow.

### THESE RULES AND REGULATIONS WILL BE EFFECTIVE IMMEDIATELY.

**IF YOU DO NOT FOLLOW THEM, YOU WILL BE HELD RESPONSIBLE FOR THE CONSEQUENCES. IGNORANCE OF THE LAW IS NOT AN EXCUSE.**

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NOTICE

**THE VILLAGE AT  
WOODLAND LAKE  
IS A  
NON RENTAL  
COMMUNITY**

**THE TERMS OF THIS NOTICE ARE HEREBY ACCEPTED.**

\_\_\_\_\_ Dated: \_\_\_\_\_

\_\_\_\_\_ Dated: \_\_\_\_\_