

RULES AND REGULATIONS FOR
WOODMILL POND CONDOMINIUM

The following Rules and Regulations govern Woodmill Pond Condominium. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for Woodmill Pond Condominium. These Rules and Regulations have been promulgated by the Board, and are subject to change from time to time.

1. The entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
2. The personal property of Unit Owners must be stored in their respective Units.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the balconies, terraces, patios or on any Common Elements except for designated trash areas, if any. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, patios or other portions of the Condominium Property.
4. No Unit Owner shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the balconies, terraces, patios or upon the Common Elements.
5. All refuse must be deposited and placed in areas designated for refuse disposal.
6. No barbecuing shall be permitted on the Condominium Property.
7. Unit Owner shall not make or permit any disturbing noises in the Unit by Unit Owner or Unit Owner's family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other residents. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
8. No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
9. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except in a place, style and manner approved by the Board.
10. Association shall have the right to retain a pass key to all Units for the purpose of access to such Units during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. If a lock is altered or a new lock installed, Unit Owner shall provide Association with an additional key and security code, if applicable.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
12. Employees of Association are not to be sent out by Unit Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of Association.
13. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage, and furnish Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of Association.

14. Food and beverages may not be consumed outside of a Unit except on the balconies, terraces or patios which are Limited Common Elements appurtenant to the Unit.

15. A Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, terraces, patios, or windows of the Buildings provided, however, a removable United States of America flag and removable official flags larger than 4½' x 6' that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard may be displayed as permitted by the Act. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

16. Unit Owners and occupants of Units shall park their bicycles and tricycles only within the Unit in an area where such items are not visible from the exterior of the Buildings or in other designated bicycles parking areas, if any.

17. Unit Owners are not permitted to park in any guest parking spaces.

18. Hurricane shutters are not required because the Units come equipped with impact resistant glass in accordance with the current building code. Because hurricane shutters are not required, neither Developer nor Association has adopted hurricane shutter specifications. If a Unit Owner wishes to install hurricane shutters, Unit Owner shall seek the approval of the Board for the installation of hurricane shutters. At such time, the Board will provide Unit Owner with hurricane shutter specifications.

19. These Rules and Regulations shall not apply to the Developer, nor its agents or employees, and contractors, nor to Institutional First Mortgagees, nor to the Units owned by either the Developer or such Institutional First Mortgagees, unless the Rules of the Florida Department of Business and Professional Regulation or the Act require otherwise. All of these Rules and Regulations shall apply, however, to all other Unit Owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.

NEW RULES AND REGULATIONS FOR WOODMILL POND CONDOMINIUM HOME OWNERS ASSOCIATION

Rules and Regulations:

New Section:

All basketball hoops and backboards, when not in use, shall be kept in the garage. Clotheslines, storage tanks, mechanical equipment and other similar items shall be kept inside the garage. All bicycles, tricycles, scooters, skateboards, other play equipment, and similar items shall not be stored in the patios, lanai, front porch, terraces or in any place that causes the items to be visible from the exterior of the buildings. All such equipment shall be stored in the garage of the unit when not in use. No clotheslines are permitted on the outside of the unit's property. No go-carts or gas /electric powered scooters are permitted in the development.

New Section:

Common Area property in the Woodmill Pond Community that is damaged by a Unit Owner, their tenant or guest, will be the Unit Owner's responsibility for the damages that have occurred. The repairs or replacement of the property damaged will be at the homeowner's expense.

New Section:

Designated garbage & recycle pickup is Monday for our community, and garbage pickup only is on Thursday. Garbage cans or recycle bins shall be kept in the garage at all times except on garbage pickup days. No garbage containers, trash or debris shall be left at the curbs while awaiting pickup except the evening before regularly scheduled pickup. Single bags of garbage will not be permitted to be set outside the night before garbage pickup; this is due to animals getting into the garbage. Garbage bags (not in a can) must be put out by the curb the morning of garbage pickup.

New Section:

The pool area is open daily from dawn to dusk for unit Owners, tenants and their currently visiting them only. All minors shall be supervised by an adult. No minor children will be permitted at the pool without an adult resident from the Woodmill Pond Community; this is due to our property liability insurance. Children 16 and older may be at the pool alone. Children under the age of 16 must be accompanied by an adult resident at the pool at all times. An adult being 18 years old or older.

Do not hang towels, clothes or any other articles on the fence or shrubbery by the pool.

All homeowner's will be issued one (1) key for the pool. If an additional key is requested the fee for the second key is \$100.00 deposit. If a pool key is lost, the homeowner will have to pay additional \$100.00 for a pool key. Keys cannot be duplicated. Keys should remain in the possession of the Unit Owner or tenant only. Keys should not be given to anyone to use, unless they are adult guests visiting a resident at that time. Owners or tenants moving from the community must surrender their key/keys to the association, as they are property of Woodmill Pond. If an owner sells a unit and surrenders the initial key, we will give you a check for \$100.00 to surrender the key along with any deposits you have paid for on additional keys.

Regular diapers are not to be worn by babies or toddlers while in the pool. There are special diapers designed to be worn while in the water. If a regular diaper is on a child and there happens to be an accident in the pool, the pool will have to be closed until the pool is cleaned and water tested by a licensed bonded pool contractor. If this occurs the Unit owner will be responsible for additional cost.

No glass of any kind, drinking glasses, bottles etc., is allowed in the pool area. This is for the safety for everyone so no one is cut or glass ends up in the pool. (This would cause the pool to be closed). Clean up would be at the Unit owner's expense.

If a unit owner or renters are considering having a party at the pool, a request to the board must be made at least one week prior to scheduled party for approval. A deposit of \$50.00 shall be made to the board for reserving the pool, the deposit will be refunded when the party is over and pool area is cleaned. During parties, residents will still be permitted to use the pool during regular pool hours.

No pets of any kind are allowed in the pool area. The Board of Directors is authorized to remove any person(s) from the pool area who are exhibiting objectionable behavior. All residents are responsible for keeping the pool area clean.

New Section:

Owners or Tenants of units shall park their vehicles in their garage or driveway of their units. Parking in driveways is limited to cars, pickups, (not to exceed ¾ ton), and SUV's. All other vehicles including motorcycles are to be stored in the garage. Any unauthorized vehicle will be towed at the unit Owner or tenants' expense. Parking is not permitted on the street, sidewalks, grass or any landscaped area around the condominium property so as not to obstruct the driveways, sidewalks, entryways or easement areas, which shall be used for the purposes of ingress and egress only.

There will be exceptions during the Holidays or if you are having a large party; and need more than your two (2) visitors parking spaces. Only at this time will your guests be permitted to park around the circle as long as it is to the far right next to the grass area with a temporary parking pass. You must contact the management company a few days prior to your party to arrange for temporary parking passes for those vehicles that will be parked in the circle. The pass will include the unit number, date and time of your event. These parking passes must be displayed on the dashboard of the vehicles and the resident having the party, will be responsible for monitoring those vehicles parked in the circle to be sure they are not blocking the access of emergency vehicles or residents from being able to pass by them. Vehicles without parking passes will be subject to being towed. Overnight parking on the street or circle is not permitted. These temporary parking passes will only be good for the date and time of your party.

All residents' vehicles must display their resident parking stickers that were just issued, in the designated spot on their vehicle at all times. Vehicles that are not currently registered by the state or another state and insured are not permitted on Condominium property.

All vehicles must be equipped with proper equipment to avoid "excessive noise".

New Section:

Parents are responsible for all actions of minor children younger than eighteen years of age at all times in and about the community.

New Section:

Unit Owner must provide the Home Owner's Association within two weeks of purchasing a dog with the name, breed, color and weight of such dogs.

Unit Owner, tenants, and guests must pick up all of your animal's waste. (IT IS A STATE LAW).

The following breeds of dogs, mixes of these breeds, or aggressive dogs are prohibited. See the following list of prohibited dogs:

- German Shepherds
- Pit Bulls
- Rottweiler's,
- Huskies
- Alaskan Malamutes
- Doberman Pinchers
- Great Danes
- Saint Bernard's
- Akitas
- Chows
- Mastiffs

All cats and dogs must be registered with the county and such registrations must be renewed yearly, which is required by the county. All dogs and cats must be current at all times with vaccinations with a veterinarian. A copy of these certificates shall be provided to the Board of Directors and be current each year for each pet.

Guests visiting with pets must comply with all pet rules and prohibited dogs list. The unit owner or renter will be responsible for your guest pet's behavior while visiting our community.