

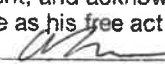
Woodmill Pond Condominium Association, Incorporated



Katelin Drugas

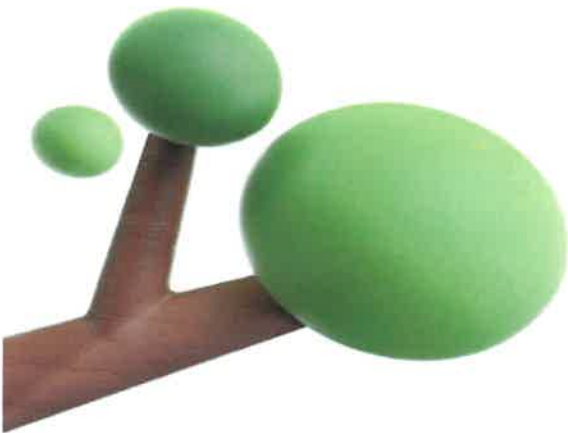


Corey Weiner

State of Florida
County of Martin
On this 8 day of November
before me personally appeared
Corey Weiner
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed) 
NOTARY PUBLIC



11/8/2023 Date



Woodmill Pond Rules

- The affairs of the Association shall be governed by a Board of Directors with a minimum of three (3) Directors. Notwithstanding the foregoing, the number of directors may be increased and decreased to any odd number (so long as there are at least three (3)).

ByLaws Chapter 4

- Presiding Officer: The presiding officer at the Board Meetings shall be the President who may, however, designate any other person to preside). In the absence of the presiding officer President, the Directors present may designate any person Director to preside.

ByLaws Chapter 4.13

- Driveways. Each Unit Owner shall maintain and repair, as necessary whether ordinary or extraordinary, the driveway serving his or her Unit. In making such repairs, no changes shall be made to the driveways including, but not limited to, color, texture or surface composition thereof without the prior written approval of Association.
- Limited Common Elements. *All exterior changes/modifications, modifications, including but not limited to, fencing, pools, patios, driveway extensions, landscaping (except for the planting of flowers), patio enclosures, playground structures, home additions, roofing, mailboxes, windows, storm shutters, exterior lights, lawns, paint colors of the home – (SFH), addition or removal of trees or palms and all materials must have prior written approval of the Architectural Review Board (ARB).

Prior to and during the change/modification, the homeowner is responsible for ensuring compliance with all Martin County Codes. Failure to obtain advanced ARB approval will result in fines as defined by state statutes and subject to possible court order requiring the structure or

non-approved change/modification to be removed. The necessary application instructions and forms may be obtained by contacting the Woodmill Pond COA online or by USPS mail.

*CCRs Chapter 7.3.2 featuring amended clauses ind. by asterisk **

– Rules and Regulations: The Board may, from time to time, adopt, modify, amend, repeal or add to the Rules. Copies of such modified, amended, repealed or additional Rules shall be furnished by the Board to each affected Unit Owner not less than thirty (30) days prior to the effective date thereof.

ByLaws Chapter 15

– Nuisances. No nuisances shall be allowed upon the Condominium Property, nor any use of practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium Property by residents.

No use shall be made of any unit or of the Common Elements or Limited Common Elements which will increase the rate of insurance upon the Property.

No electric or gas-powered recreational go-cart, scooter or other such electric or gas-powered vehicle, device or equipment, that is not registered for driving on public roadways, shall be operated on or within the Condominium Property.

CCRs Chapter 15.15

*Each Resident's garbage and recycling containers shall be kept in the Resident's garage and must not be placed outside until the night before garbage pick-up day. Containers must be taken in pick-up day evening. Residents are responsible to clean up any mess / rubbish / debris remaining following trash collection.

(Please note: Waste Management will not collect large / unusual items. When in doubt, call Waste Management for instructions.) <https://www.martin.fl.us/Garbage-Recycling-Yard-Waste>

– Vehicles and Parking. No vehicle which cannot operate on its own power shall be permitted on the Property for more than 48-hours other than in the garage unit.

*Owners' vehicles shall be parked in the garage, driveway or parking lot and shall not block the sidewalk. No vehicles shall be parked on any portion of Woodmill Pond's / Martin County's nature preserve.

*The speed limit within Condominium Property is ten (10) miles per hour as indicated via Property signage. Pedestrians and bicycles have right of way.

*CCRs Chapter 15.16.2 featuring amended clauses ind. by asterisk **

– Pets. Each unit may house no more than three (3) domestic pets of which no more than two (2) may be dogs. No dog shall weigh more than 50 pounds at maturity.

No dog breed prohibited by County, City or any other ordinance is permitted. (Observe Florida § 760.27 regarding exceptions including ESA statute: <https://m.flsenate.gov/Statutes/760.27>)

CCRs Chapter 15.17

Notwithstanding anything to the contrary in this Declaration, any person occupying a Unit for more than thirty (30) consecutive days in any consecutive twelve (12) month period shall be deemed a resident or permanent occupant and must be screened and approved by the Association in the same manner as a tenant in accordance with Section 16 hereof.

CCRs Chapter 15.21

– Mandatory Nonbinding Arbitration: The provision of §718.1255 of the Florida Statutes (as it may be renumbered or amended) respecting mandatory nonbinding arbitration are incorporated into and made part of these By-Laws.

ByLaws Chapter 16

– Notice to Association. In the event of any sale, lease, gift or other transfer of a Unit, Unit Owner shall give to Association a transfer application fee (in an amount determined by the Board and permitted by the Act) and notice pursuant to a form approved by Association of such intentions, together with the name and address of the intended purchaser, lessee, or other recipient occupant of the Unit and such other information as Association may reasonably require.

CCRs Chapter 16.1

– Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a Unit Owner or Association to comply with the requirements of the Act, this Declaration, the Exhibits attached hereto or the Rules, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees, paraprofessional fees and costs, pretrial and at all levels of proceedings, including appeals, as may be awarded by the court.

CCRs Chapter 17.3

Herein are the Rules and Regulations of Woodmill Pond Condominium Association, Inc, a Florida not-for-profit corporation. Unless otherwise stated, all terms used herein shall have the same meanings ascribed to them in the Declaration of Woodmill Pond Condominium Association, as recorded in Martin County, Florida, 2007.