

Woodmill Pond Rules & Regulations Summary

*This list is a summary of our Rules & Regulations. For a complete list, please refer to our governing documents.

Occupancy

- Only one family may reside in a Unit at one time. If any guests will be staying in a unit for more than 30 consecutive days they must be screened and approved by the Association.

Emergency Access

- Each unit must provide a door key to be kept on file by the Association. If a lock is altered or a new lock installed, the unit owner must provide the Association with an additional key and/or security code if applicable.

Vehicles & Parking

- Parking is not permitted on the street, sidewalks, grass, preserve, or any landscaped area.
- No personal vehicles over $\frac{3}{4}$ ton, and no commercial vehicles, campers, motor homes, boats or trailers may be parked in the driveway. This does not include law enforcement vehicles. Motorcycles must be parked in the garage. All vehicles should be no more than 19' long and should be able to fit inside the garage with the door down, even if the vehicle is parked in the driveway.
- No Unit Owner may park any personal vehicle in guest parking spaces.
- 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.
- No vehicle maintenance or repairs shall be performed on the Condominium Property, except for emergency repairs.
- Bicycles should only be parked in areas not visible from the exterior of the unit.
- No golf carts, go karts or gas/electric powered scooters are permitted in the development.
- There should be no "excessive noise" coming from any vehicle.

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.
- Residents must provide the COA within two weeks of purchasing a dog with the name, breed, color, and weight of such dogs.
- The following breeds and mixes of dogs are prohibited: German Shepherd, Pitbull, Rottweiler, Huskies, Alaskan Malamute, Doberman Pinscher, Great Danes, Saint Bernards, Akita, Chows, Mastiffs.
- Pets will not be allowed on or about the Common Elements except on a leash of no longer than six (6) feet or when being carried by their owner.
- Each pet or animal owner shall be responsible for the removal and disposal of the pet's waste. No bags with waste should be kept in a visible place outside their unit.

Trash/Recycling

- Designated garbage and recycle pick up is Friday for our community, and garbage pick up only is on Tuesday. (As of March 2025)
- 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 back in the evening of pick up day once emptied. Single bags of garbage not in a container may be placed outside the morning of pick up day only, and cannot be left outside overnight.
- Large items such as furniture etc. can be placed on the street for pickup but must be arranged with Waste Management beforehand.

Storage of Personal Property

- The personal property of unit owners must be stored in their respective units. The entrances of the Common Elements shall not be used for storing any items. All bicycles, scooters, skateboards, basketball hoops, play equipment, and similar items shall not be stored in the patios, front porch, or any place that causes the items to be visible from the exterior of the buildings. All such equipment should be stored in the garage of the unit.

Pool

- The pool area is open daily from dawn to dusk for unit owners, tenants, and those currently visiting them only. Children 16 and older may be at the pool alone. Children under the age of 16 must be accompanied by an adult resident 18 years or older at the pool at all times.
- Towels, clothes, or any other articles may not be hung on the fence or shrubbery by the pool.
- Regular diapers are not to be worn by babies or toddlers while in the pool.
- No drinking glasses, or bottles, etc., are allowed in the pool area.
- No pets of any kind or allowed in the pool area.
- The pool may be reserved by residents for a party or gathering, although the pool will still be open for any other resident who wishes to use the pool during that time. In order to reserve the pool a form must be filled out and a \$50 deposit must be paid in advance. The pool area must be cleaned and left in the original condition at the conclusion of the party or gathering.

Changes to Exterior of Building

- No unit owner, without having first obtained prior written consent from the Board, shall change, modify, or alter the exterior of any unit, building, or Common Element so that it differs in appearance from any other Unit of the same type.
- 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 the Association.
- No Unit Owner shall cause anything to be affixed permanently on the exterior walls, doors, or windows of the Buildings, nor to plant or grow any type of shrubbery, flower, tree, vine, grass or other plant life outside his Unit, without the prior written consent of the Board; provided, however, a removable United States of America flag and removable official flags not larger than four and one-half (4 1/2) feet by six (6) feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed as permitted.

Nuisances

- No nuisances shall be allowed upon the Condominium Property, nor any use or 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. This includes loud noises both inside and outside the Unit.

Hurricanes

- Hurricane shutters approved by the Association may only be installed or closed and remain in place during a hurricane or hurricane watch or warning, and such shutters must be removed or opened by the respective Unit Owner within forty-eight (48) hours after the end of a hurricane watch or warning or as the Board may determine otherwise.
- A unit owner who plans to be absent during the hurricane season must prepare their unit prior to their departure.