

According to the Declarations of Covenants and Restrictions of Westview Estates Rules and Regulations 5.12; page 10 the Board of Directors of Westview Estates has decided to adopt the following list of Rules and Regulations to your subject property and the common area.

Purpose:

This separate list of rules and regulations are already within the body of the Declaration of Covenants and Restrictions of Westview Estates. The purpose of this list is to provide for the best interest of all present and future HOMEOWNERS of dwellings within the property. It will help protect and preserve the values of our property.

## RULES AND REGULATIONS

Please be advised that Homeowners will be held responsible for the actions of their families, guests, visitors, tenants, invitees, employees, agents, pets, etc. that may result in disruption or damages to the community and its residents.

We urge you to cooperate to avoid costly fines and legal proceedings.

### Maintenance:

Each Homeowner shall maintain the exterior surface of the Home and Lot in first class condition and free of any mold on the walls of the home.

Maintenance includes but is not limited to exterior walls, roofs, windows, doors, and driveways.

Driveways made of pavers, concrete, Urotile, spray Crete, etc., must be pressured cleaned and sealed.

Asphalt driveways must be resealed using a recommended asphalt sealer. Any holes in the driveway must be repaired.

All doors, garage doors, and trim shall be painted and any wood trim that is rotted must be replaced and painted.

### Landscaping:

The Homeowner of each Lot shall maintain landscaping in first class condition. As reasonably required, mowing, watering, trimming, fertilizing, weeding insect and disease control should be performed.

Landscaped areas shall be sodded with grass.

All dead or diseased sod, plants, shrubs, trees and flowers shall be removed and promptly replaced.

Excessive weeds, underbrush, or unsightly growth shall be promptly removed.

### Pets:

All residents shall pick up and remove any solid animal waste deposited by their pet(s) on Common ground areas and/or any lot.

Failure to do so will result in a fine in accordance with laws of the City of Coral Springs.

### Parking:

All vehicles shall be parked in the correct direction of the street. Failure to do so will result in the vehicle being towed at the owner's expense.

All vehicles are not to be parked in or on the grass. Vehicle may be towed at owner's expense.

No vehicles are to be parked in the street without a current/valid license plate on the vehicle. Vehicle may be towed at owner's expense.

No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee or tenant, shall be positioned in such a manner as to impede or prevent ready ingress or egress to another Owner's driveway, or to impede the free and unobstructed use of any roadway. Vehicle may be towed at owner's expense.

No vehicle shall park less than 10' from any stop sign or approaching street. Vehicle may be towed at owner's expense.

No vehicle shall park on any curve of the street. Vehicle may be towed at owner's expense.

No vehicle shall park where no parking signs are posted. Vehicle may be towed at owner's expense.

All homeowners and their families, guests, invitees, tenants, employees and agents are required to abide by the posted speed limit of 10 MPH. Failure to do so will result in a fine.