

WOODLAKE VILLAS, INC

c/o J&L Property Management, Inc.
10191 W. Sample Rd. #203
Coral Springs, FL 33065
www.jlpropertymgmt.com

Rules & Regulations

Dear Homeowners and Residents:

The following rules and regulations, promulgated by the Board of Directors from time to time as needed, are reasonable and in alignment with state and local statutes as well as the governing documents of Woodlake Villas, Inc. Please read them carefully as some revisions have been made. These rules apply to all residents and their guests. Guests who stay more than 30 days become residents and must complete an application to receive approval to reside at the property. All new residents, 18 and over, must apply and be screened and approved by the Board of Directors and the current management company prior to moving in.

PRIVATE DWELLINGS:

1. The owners of each unit shall maintain and repair residences, keep the interior and exterior thereof in good condition, and practice safety precautions.
2. Any material alterations to the exterior must be approved by the Board of Directors upon written request with permits as needed. An ARC form (Architectural Review Committee form) can be obtained by contacting management.
3. Approved umbrellas, awnings, plant borders, etc. should be maintained by the unit owner.
4. Window treatments should be designed for that purpose and kept in good repair.
5. Each unit owner is responsible for that unit's air conditioner.
6. Window/Wall AC units are not allowed.
7. You must check with the management before installing satellite dishes. Dishes which are not being used should be removed as they can become hazardous in storms.

MAINTENANCE FEE / HOA DUES

1. Monthly maintenance is due on the first of each month.
2. Late charges apply to payments over two weeks delinquent.
3. Please pay assessments in a timely manner so as not to disrupt the operations of the community.
4. Special assessments may be required for necessary projects from time to time.
5. We do maintain a healthy reserve to cover large expensive as much as possible.

PATIOS AND FENCES:

1. No items may be hung over the fences for longer than 24 hours.
2. Appropriate outdoor furniture and other things safely stored on the patio should not be visible from outside of the unit.

RESIDENTIAL USE ONLY:

1. Any business of any kind that would interfere with others' coming, going, or enjoying the property is strictly prohibited.

LEASING:

2. All unit owners must either occupy or leave the unit vacant for the first year after purchase.
3. Any homeowner, who thereafter leases his property (after 1 year of ownership), is responsible for the tenant(s)' compliance with these Rules and Regulations as well as the governing documents of Woodlake Villas, Inc.
4. No more than two leases are allowed per year.
5. All leases must be approved by the Board of Directors. All extensions of leases must be annually re-approved by the Board as well and updated leases must be provided to management each year 30 days BEFORE lease expiration.

YARDS:

1. No trees, vines or hedges may be planted by individual unit owners without written permission from the Board of Directors. Simple annuals are excluded.
2. Fruit trees attract rodents and MUST NOT be planted.
3. Owners will be liable for any damage to Woodlake Villas' plants.
4. Please keep yards tidy and hazard free. The landscapers need to be able to do their jobs without interference.
5. Toys, chairs, etc. not being used should be put away.
6. Be prepared to secure all potential projectiles in the event of a major storm.
7. Leaving outside lights on at night is of great benefit to our community.
8. Yards are private property and should not be considered common ground. Respect the privacy of others by staying out of their yards (except for emergencies) without the owner(s)' permission. If someone is trespassing on your property, you may call Coconut Creek Police at 954-973-6700.

VEHICLES/PARKING LOT /DRIVE WAYS:

1. Each unit is assigned two parking spaces, which means each unit is limited to two vehicles.
2. The other twelve spaces are for GUEST PARKING ONLY.
3. Guest parking spaces are for non-residents ONLY on a first come, first serve basis. Residents who will have a guest with a vehicle for more than three consecutive days must notify the Board. Guest passes showing the unit number must be displayed at all times.
4. The only permitted vehicles are automobiles, motorcycles, and small trucks or vans that can park in one space without impeding the use of the adjacent space(s).
5. Vehicles must be operable.
6. Vehicles must have a current license plate, insurance and registration.
7. Parking is allowed in designated spaces only.
8. No double parking is allowed.
9. City ordinances prohibit parking in the fire lanes at any time.
10. No one can park in a parking space that is assigned to another unit without written consent from the owner, of which the Board of Directors and Management should be notified of such arrangements.
11. Homeowners must display Board-issued parking permits on the lower left rear window on all vehicles at all times.
12. Vehicles must be parked with front ends toward the building except for temporary loading/unloading purposes. Backing in parking is NOT permitted.
13. Any vehicles that have commercial lettering/logos/signs must be covered.
14. License plates and parking permits must be visible at all times.
15. Commercial vehicles are allowed between 8:00 am and 8:00 pm. Emergency service providers are allowed as needed.

16. The speed limit is 10 mph. Drive with caution.
17. The roadway/parking lot is not a play area. Woodlake Villas, Inc. assumes no responsibility for accidents resulting from irresponsible behavior. Nor should the peace of the residents be disturbed unnecessarily.
18. It is the responsibility of each resident to clean up any leakage from a vehicle. Damage to the parking area is the responsibility of the owner.
19. Working on vehicles is prohibited except for minor emergency repairs.
20. Inoperable vehicles can NOT remain on the property for more than twenty-four (24) hours.
21. Parking violations are subject to towing, booting, and/or fining at the owner of the vehicles expense.

GARBAGE/RECYCLING:

1. All garbage must be securely wrapped and deposited INSIDE of the dumpster.
2. Only acceptable recyclables (No Food!) should be placed in the recycling receptacles.
3. Close the lids and the gates at all times after each use.
4. Items too large to fit inside our enclosed dumpsters must NOT be stored in the corrals. You MUST WAIT for the scheduled bulk pickup, haul it away yourself, or contact a charitable organization and arrange for a pickup.
5. Commercial dumping is not permitted.

DECORATIONS AND SIGNS:

1. Security signs, sports flags, holiday signs, American flags and armed forces flags in good condition are permitted. All others are not allowed without written consent from the Board.
2. Holiday decorations must be removed within 30 days of any holiday for which they are displayed.

PETS:

1. Domestic pets as defined by Broward County & Coconut Creek are allowed.
2. Owners are responsible for adhering to Broward County and Coconut Creek pet ordinances which include but are not limited to:
 - a. Keeping your pets from encroaching on the rights of other residents
 - b. Keeping dogs on leashes
 - c. Picking up waste from pets.
 - d. Dogs and cats must be licensed with rabies vaccination certification and annually renewed tags.
 - e. These and other pet regulations can be found under Broward County Animal Care Ordinances.

VIOLATIONS:

1. Violations must be reported as follows:
 - a. Coconut Creek Code Enforcement Monday – Thursday by calling at 954-956-1400
 - b. Coconut Creek Police Non-emergency nights and weekends at 954-973-6700
 - c. Broward County Animal Care 24/7 at 954-359-1311
2. Please note that wildlife including ducks and geese are NOT domestic animals and should NOT be treated as such. They are not to be fed or permitted on patios or inside of units. This behavior encourages unmanageable wildlife which produces unsightly health hazards cited by Coconut Creek Code Enforcement.

POOL:

1. There is no lifeguard provided. Residents and guests use the pool at their own risk.
2. Children under 18 years of age are not allowed to swim without a parent or designated adult. Any exceptions must be submitted in writing to the Board.
3. All persons must shower before entering the pool.
4. Everyone must wear a swimsuit. Cut-off jeans are not permitted as the fibers damage the pool filter.
5. Babies must wear swim diapers that are designed for pools.
6. No food is allowed in the pool.
7. No glass objects of any kind are allowed in the pool area.
8. Pets are forbidden in the pool area.
9. You must enter and exit the pool area via the gate located at the south end of the clubhouse.
10. Keep the gate locked at all times.
11. Running and/or rough playing in the pool or pool area is prohibited.
12. Diving is not allowed.
13. No vehicles, including scooters are allowed in the pool area.
14. Safety equipment such as lifesaving rings or safety hooks are for emergency purposes only. They are not for play.
15. Please do not leave trash in the pool area.
16. Owners will be responsible for damage to the pool, pool area furniture, etc. and/or safety equipment.

All the Rules and Regulations herein are enforceable by Woodlake Villas, Inc. and/or the appropriate local, county or state authority. Violators are subject to being fined according to the Florida Statutes. Fines will be per day/per occurrence until the violation is corrected.

These Rules and Regulations are intended to make Woodlake Villas, Inc. a nice place to call "Home" and to maintain the property's value for the benefit of all who are part of the Homeowners Association. Your Board of Directors are volunteers and are your neighbors.

- Woodlake Villas Board of Directors