

Woodbridge Lakes Rules and Regulations

THIS DOCUMENT IS A SYNOPSIS OF THE RULES AND REGULATIONS AS CONDENSED FROM THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODBRIDGE LAKES. THIS BOOKLET WAS DESIGNED TO INTRODUCE HOME OWNERS TO THE MOST COMMON RULES AND REGULATIONS IN NO WAY DOES THIS DOCUMENT EXCUSE THE HOME OWNER FROM READING THE FULL COVENANTS.

PREPARED BY

THE WOODBRIDGE LAKES HOME OWNERS ASSOCIATION

FROM ARTICLE VII / ARCHITECTURAL CONTROL:

ARC AUTHORITY (SECTION .2): The ARC shall have full authority to regulate the use and appearance of the property and all improvement constructed with the community to assure harmony of the design. Violation of the rules and regulations of the ARC shall be enforced by the board.

ARC Approval (SECTION 7.3): No building, fence, hedge, wall, walk, dock, pool planting, sign, or enclosure or addition to any improvement located upon a lot shall be constructed, erected, removed, planted or maintained (including changes to appearance, color, material etc) without ARC approval. The ARC has the right to refuse approval of any submission for good cause.

ARC Submittals (SECTION 7.4) All forms, plans and designs must be submitted to and approved by the ARC prior to work commencement. And all applicable permits must be obtained.

FROM ARTICLE III / RULES AND REGULATIONS:

RULES AND REGULATIONS (SECTION 3.21) No owner shall violate the rules and regulations.

RESIDENTIAL USE (SECTION 3.1) Each lot shall be used for a single-family residence. No trade or business of any kind is allowed.

ANTENNAS (SECTION 3.2): No television antennas are allowed outside. They may be erected in the attic space. This includes the new Bell South Antennas for digital cable.

SATELLITE DISHES (SECTION 3.2) Only 18" satellite dishes are allowed! Satellite dishes, including support structures, may be installed on the sides and rear of homes as not to be obtrusive in any way and must be approved by the ARC. No satellite dishes may be erected on the roof.

CLOTHES DRYING AREA (SECTION 3.3): No permanent laundry or clothes drying may be done on any lot.

SIGNS PROHIBITED (SECTION 3.5) No signs of any kind with the exception of signs selling the home or address type signs, as per the covenants, shall be allowed.

VEHICLE STORAGE (PARKING) (SECTION 3.6): No truck or van with more than 1 ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored or otherwise kept on any portion of the Property for more than 24 hours, except when stored in the garage so long as the garage door is fully closed. A "commercial vehicle" shall include, without limitation, all cars, trucks, vans and other vehicular equipment, which bear signs or shall have printed thereon any reference to a commercial undertaking. The Association

may promulgate further rules and regulations affecting the parking of any vehicles on the Lot which appear in the best interests of all Owners.

ANIMALS (SECTION 3.7): No animals, livestock, or poultry is allowed with the exception of common pets, which are subject to limitations. Common pets being cats, dogs, other customary household pets. It is the owner's responsibility to clean up their animal's droppings immediately.

TRASH AND GARBAGE (SECTION 3.8): All trash must be inside property sealed sanitary containers, concealed from view.

RECREATIONAL EQUIPMENT (SECTION 3.10): Subject to prior approval of the ARC as to specific location, all basketball backboards and any other fixed game and play structures shall be located at the rear of the dwelling, or in the case of corner Lots on the inside portion of the Lot within setback lines. Treehouses or platforms of the like kind or nature shall not be constructed on any part of the Lot located in front of the rear line of the residence constructed thereon. Skateboard ramps or equivalent structures shall not be permitted on any lot.

FENCES (SECTIONS 3.11): All fences shall be either wood stockade or shadow box material with the finish side out. All fences shall be stained with the ARC approved stain. Any fence seen from the street needs to be covered by 60% landscaping (landscaping approved by the ARC). Landscaping must be installed within 14 days of construction. No fence can be located any closer than twenty feet behind the front line of any home. Fences along lakes and ponds (not dry) shall be no more than 4 feet tall, and no fences shall be permitted on property adjacent to the golf course. Homeowners backing up to the Manderly fence are responsible for maintaining their side of that fence. All fences must be stained within 14 days of construction. All fences shall be stained not less than once every 24 months.

Fences adjacent to Woodbridge Lakes Way must have ARC approval. Due to the proximity to the main thoroughfare, special considerations/restrictions may be placed on these fences by the ARC.

SWIMMING POOLS (SECTION 3.13): All swimming pools and associated enclosures etc. need to be approved in writing by the ARC. No above ground pools are allowed. All exterior components (heaters, tanks, etc) shall be screened from view from the street from the front of the residence and from the side of such residential dwelling unit if a corner Lot.

AC EQUIPMENT (SECTION 3.14) AC units shall be substantially screened from view from the street fronting the residence and from the side of such residential dwelling unit if a corner Lot.

MAINTENANCE OF LOTS (SECTION 3.16): All lots shall be maintained and kept in a neat and clean condition, free of garbage and debris. All landscaping shall be maintained in live healthy condition, property watered, trimmed, mowed and edged. Any dead planting or badly damaged planting must be replaced with similar sound and healthy material.

FUEL TANKS (SECTION 3.17): No Fuel tanks or similar storage receptacles may be exposed to view from front or side streets or adjacent properties, but may be installed within the main dwelling house, with a walled or screened area, or buried underground, and shall be approved by the ARC prior to construction.

MAILBOXES (SECTION 3.18): Only approved Woodbridge Lakes Mailboxes will be allowed. Check with the ARC for more information.

INOPERATIVE VEHICLES (SECTION 3.19): No Inoperative vehicles will be allowed on the property for more than 2 days.

GARAGE DOORS (SECTION 3.20) All garage doors shall remain closed at all times when not in use for entry or exit to or from the garage.

FROM ARTICLE VI / SUBDIVISION STREETS:

PARKING (SECTION 6.2): No vehicle may park on the street for more than 1 hour except for vehicles of guests who are visiting a home owner that does not have room in their driveway. The maximum allowed for guest street parking is 4 hours. Violators are subject to warning and then towing at the owners expense.

SPEED LIMITS (SECTION 6.8) Speed limit within Woodbridge Lakes is 15 MPH. The city of Lake Mary Police will ticket for speeding.

Woodbridge Lakes of Lake Mary Landscaping Guidelines

Landscaping in Woodbridge Lakes of Lake Mary can be broken down into three separate categories. Front and side yards (public), unfenced backyards (semi-public), fenced backyards (private). Therefore these guidelines address landscaping as pertaining to each of these areas.

Please note that these guidelines are a template from which one can plan landscaping. In as per the covenants of Woodbridge Lakes of Lake Mary, all final decisions on landscaping are made by the ARC (Architectural Review Committee). In the event of any dispute between a homeowner and the association regarding landscaping, the ARC's decision will prevail. The ARC respects the homeowner's rights, but also must ensure a consistent landscape quality and appearance standard in the Woodbridge Lakes community.

1 Front/Side Yards

1.1 ARC approval is required for any landscaping renovations or changes, including those provided by a landscape architect.

1.2 The first 36-60" around the perimeter of the house can be landscaped, as the owner deems appropriate without consent from the ARB as long as the following criteria are met.

- Does not detract from the overall landscaping of the community.
- Is part of an overall landscape plan.

1.3 All planting in the front/side yards outside of the 24" zone must be approved by the ARB with the exception of annuals. Annuals in the front/side yards must not take up more than 40% of the green space and not exceed 24 inches in height without ARC approval. Palms and Viburnum plants are not considered annuals. Homeowners must too be aware of the growth potential of any planting (height, width and heartiness) and take this into consideration.

1.4 Lawn Maintenance

a. All front/side yards shall be sodded. Rock garden yards or 'all plant' yards shall be prohibited. Lawns must be maintained in a healthy and manicured fashion. Lawns shall go no longer than 2 weeks

without being maintained (i.e. mowed), weather conditions permitting. In the event a homeowner is out of town for longer than 2 weeks, arrangements should be made for lawn maintenance.

b. All lawns shall be **mowed, trimmed and edged** to keep up a standard appearance throughout the community. All grass clippings shall be picked up at the time of mowing.

c. Flowerbeds and planters shall be free from weeds and have a defined edge (free from encroaching grass). Flowerbeds and planters shall be mulched no less than bi-annually.

d. All landscape areas (up to the edge of pavement on the public right-of-way adjacent to each lot) shall be maintained in live healthy condition, properly watered, trimmed, mowed and edged. Any dead planting or badly damaged planting must be replaced with similar sound and healthy material.

e. The soil conditions at Woodbridge Lakes of Lake Mary require the application of fertilizer to the lawn area to maintain a live healthy condition. Chemical fertilizer is best for this soil type.

1.5 No landscaping will be allowed in the strip of green between the sidewalk and the street with the following exception: Within 18" of the mail box, the homeowner may plant annuals, small climbing plants (such as vines) without consent of the ARC provided that they do not exceed 30 inches in height and are kept in an orderly manner.

1.6 All statuary must be approved by the ARC. The owner shall present the ARB with a picture of the statuary, dimensions proposed prior to purchasing the statuary. (All statuary includes statuary placed within 24" of the house.

1.7 Plastic or wood ornamentation shall not be allowed in Woodbridge Lakes with the exception of Holiday decorations. Holiday decorations shall be limited to a nominal two week period (exception; Christmas traditionally runs from the day after Thanksgiving to the New Year.) Examples of plastic ornamentation shall include, but not be limited to, plastic pots, flamingos, gnomes, or decorative carts.

1.8 All edging materials must be complementary to the landscaping and must be of a natural color. Any edging not following the criteria below should be approved by the ARC.

- a. Plastic fencing/ etc. shall not be allowed.
- b. Professional plastic edging 80% buried is allowed.
- c. Manufactured stone edging buried 80% or more is allowed (In natural colors).
- d. Natural stone edging is allowed but must be approved.
- e. Metal edging will not be allowed without ARC approval.

1.9 Landscape lighting along garden areas and front walk ways will be allowed although lighting should be no closer than 36 inches on center. Allowable colors for landscape lighting fixtures are black, brown, white, green and earth tones.

- a. All landscape wiring must be buried and discrete.
- b. Landscape lighting along driveways must be approved by the ARC. No landscape lighting along the street side of the front sidewalk will be allowed.
- c. Landscape lighting light colors other than natural white light must be approved by the ARC.

1.10 Any driveway treatments other than the standard concrete driveway, must be approved by the ARC.

- 1.11** Any decorative ponds or water treatments must be planned and approved by the ARC.
- 1.12** Any hose racks etc. on the front/sides of the house must be maintained in an acceptable and neat fashion. Hoses mounted on the front of the house are prohibited.
- 1.13** Garbage cans must be tightly covered, and obscured from view (i.e. behind a fence).
- 1.14** Basketball hoops (fixed or portable) baseball nets, free standing flagpoles, lights, etc. shall not be permitted in the front/side area.

2 Unfenced Back Yards

A rear yard without a fence is considered semi-public, in that other homeowners, street passers etc. can see the rear yard. Therefore with back yard falls under the same guidelines as the front yard with the following additions:

- 2.1** Swing sets other than natural wood shall not be permitted.
- 2.2** Structures of any kind shall not be allowed.
- 2.3** The storage of materials, equipment or vehicles shall not be permitted.
- 2.4** Children's play toys shall not be stored in the rear yard, in plain sight.
- 2.5** Unenclosed patio areas shall not be used as a storage space with the exception of grills, outdoor patio furniture, etc.

3 Fenced Back Yards

- 3.1** Any landscaping exceeding the fence height or a growth potential exceeding 20' must be approved by the ARC.
- 3.2** Structures may not exceed 6' without ARC approval.
- 3.3** No vehicles may be stored in the rear yard.
- 3.4** Vines may be planted on the homeowner's side of the fence and must be controlled as not to affect a neighbor's side of the fence.
- 3.5** Any landscaping growing from a home owner's property that overhands or encroaches on another homeowner's property is subject to trimming/cutting as not to interfere with another property.
- 3.6** All fences shall be either wood stockade or shadow box material with the finish side out. All fences shall be stained with the ARC approved stain. Any fence seen from the street needs to be covered by 60% landscaping (landscaping approved by the ARC). Landscaping must be installed within 14 days of construction. No fence can be located any closer than twenty feet behind the front line of any home.

Fences along lakes and ponds (not dry) shall be no more than 4 feet tall, and no fences shall be permitted on property adjacent to the golf course. Homeowners backing up to the Manderly fence are responsible for maintaining their side of that fence. All fences must be treated with the ARC approved stain. All fences must be stained within 14 days of construction. All fences shall be stained not less than once every 24 months.

Fences adjacent to Woodbridge Lakes Way must have ARC approval. Due to the proximity to the main thoroughfare, special considerations/restrictions may be placed on these fences by the ARC.

4 All Yards

- 4.1** Alteration of site contours/property drainage shall not be allowed without the approval of the ARC and the City of Lake Mary.
- 4.2** All homeowners are expected to keep up a minimal amount of landscaping. The minimal amount of landscaping includes the following and was set by the City of Lake Mary:
- 3- three inch caliper (or larger) trees/palms
 - 14- shrub type bushes (Viburnum etc.) /50% of which must be in the front yard.

5 Buildings

All homeowners are expected to maintain the appearance of the building on their lot. This includes all exterior aspects of the dwelling (roof, paint, doors, windows, etc.)

- 5.1** All homeowners shall keep the paint on their homes maintained. Peeling, chipped or faded paint must be repaired.
- 5.2** ARC approval is required for any change in paint color. Homeowners do not require ARC approval for approved colors. A list of approved colors is available from the ARC. This includes doors and windows.
- 5.3** All additions to the home must have ARC approval as well as the appropriate permits.
- 5.4** Changes to the shingle color or style must have ARC approval.
- 5.5** The addition of gutters, patio enclosures, pools, patio extension, satellite dishes, etc. must have ARC approval, and any appropriate permits, prior to the beginning of construction or installation.