

WINDTREE GARDENS CONDOMINIUM ASSOCIATION RULES & REGULATIONS

As a reminder: **PETS – (including visiting pets) are limited to a maximum of fifteen (15) pounds in weight and 1 pet per unit.** The owner is responsible for cleaning up after the pet when walked in any area of Windtree Gardens. All pets are to be on a leash when outside the unit. (see item #4 for complete rules)

1. **PEACE AND QUIET TIME IS 9:00 p.m. to 9:00 a.m. MOVE INS AND MOVE OUTS are permitted only between 9:00 a.m. and 9:00 p.m.** A unit owner and/or tenant(s) shall not make or permit any disturbing noises or acts in or around a condominium unit or building, nor permit the same by his/her family, servants, employees, agents, visitors, or pets, nor permit anything by such persons or pets that will interfere with the rights, comforts, or conveniences of other residents. A unit owner and/or tenants shall not operate, play nor permit any musical instrument, phonograph, television, or radio to be played in the condominium unit, parking lot, or recreational facility that disturbs others. No music or voice lessons may be given in a condominium. **THIS APPLIES TO BOTH DAY AND NIGHTTIME HOURS.**
2. **PARKING: (Violators will be towed at owner's expense)**
 - Each unit is assigned two marked parking spaces. Residents shall park ONLY in the designated spaces.
 - No parking is permitted on the streets except for special approved rental events at the clubhouse.
 - All vehicles shall be legally registered and have a valid license tag.
 - All parked vehicles on property must be drivable, not wrecked and in good working order. Any vehicle with damage or disrepair should not be parked on the property. This does not include minor dents/scratches.
 - 00 parking areas are non-assigned parking and can be used for overflow parking. However, this is not to be considered a permanent parking spot. Any resident parking in the 00-parking spot must move the vehicle daily.
 - Parking around the clubhouse is to be used solely for the convenience of guests and/or visitors of unit owners and/or tenants, or while visiting the clubhouse or the other recreational facilities, within the immediate vicinity.
 - Boats, trailers, recreational vehicles, campers, step vans, box vans, oversized commercial vehicles, dump trucks, flatbed trucks, semi/tractor trailers and tow trucks are not permitted on the property.
 - No vehicle shall have a projecting load that extends beyond the bumpers.
 - Parking in front of the dumpster is not allowed.
 - Motorcycle parking is in units designated parking space. No motorcycle shall be parked on patios or sidewalks.
 - No repairs of automobiles, motorcycles, or any other vehicles, other than the changing of a flat tire or jumping of batteries are permitted on the grounds without permission of the Board of Directors.
 - Oil spills must be cleaned up immediately at the owner's expense.
3. **POOL: (Violation of pool rules may result in loss of pool privileges.)**
 - Pool rules and regulations are posted per State Law and must be always complied with.
 - A copy of your Warranty Deed or current lease, up-to-date information form (page 1) must be on file, and must be renewed each year. **One FOB (per condominium unit) can be issued by Management at a cost of \$25.00 each (subject to change) and are not refundable. Owners cannot provide a FOB to tenants. Tenant registrations are to be completed by visiting the link at <https://windtree.myzealcommunity.com/homeowner/>**
 - Any resident at the pool MUST have a pool key FOB in their possession while at the pool.
 - DO NOT open the pool door for people who do not have a key FOB to access the pool.
 - Swim ware: Proper swimwear only is required. No shorts, jeans, T-shirts or cutoffs allowed. All babies must have waterproof diapers.
 - No swimming allowed other than the posted hours for the pool from 9:00 a.m. until dusk.
 - **NO MORE THAN THREE (3) GUESTS PER UNIT** may use the pool at any one time. All guests using the pool must be accompanied by a resident living on the property.

- CHILDREN UNDER 16 MUST always be accompanied by a LEGAL GUARDIAN when in the pool area.
- Anyone acting negligently, or disturbing, annoying, or endangering others will be evicted from the pool area.
- Disruptive noises or music at a level which can be heard inside condominium units are prohibited.
- Glass containers, alcoholic beverages and smoking are prohibited in the pool area.
- Neither the Management nor the Association is responsible for lost or stolen articles.

POOL KEYS MAY BE DEACTIVATED BY MANAGEMENT OR ASSOCIATION FOR THE FOLLOWING:

- Resident or Guest opens Gate for anyone who is not allowed in the Pool Area – People who are not allowed in the Pool area will be issued a Trespass Warrant by the Winter Garden Police Department.
- No Key is to be given to another Person or Unit for use.
- Delinquent on Assessments – You must be current on your Assessments to use the Amenities.
- Violation of any of these rules and regulations mentioned in this document that are observed by surveillance or in person may result in the deactivation of your Pool Fob and may further restrict your use of the Pool and Pool Area in the future.
- Should your Key be deactivated for any reason, your Pool privileges are revoked.

4. **PETS – (including visiting pets) are limited to a maximum of fifteen (15) pounds in weight and to ONE (1) TOTAL PER HOUSEHOLD WITHIN A CONDOMINIUM UNIT.** A household pet shall be a dog, cat, small bird or tropical fish in tanks (no snakes). The owner is responsible for cleaning up after the pet when walked in any area of Windtree Gardens. All pets are to be on a leash when outside the unit. Failure to abide shall result in action by the Board of Directors. Under no circumstances shall a pet be "chained" to the exterior of a condominium.

5. **PATIO AND BALCONY APPROVED ITEMS & SATELLITE DISH**

- Items are limited to patio furniture and plants (due to a weight limit, balconies are limited to two to three medium size plants), etc.
- No hibachi, gas or charcoal grill, or other similar devices used for cooking or heating. Electric portable grills may not exceed 200 square inches of cooking surface but are permitted.
- No refuse, newspapers, boxes, recreational items, motorcycles, exercise equipment, cleaning items or other unsightly items are allowed.
- Any "dish" satellite no larger than one meter (39.37") in diameter must be placed on a freestanding tripod on your deck or patio area only. Under **NO** circumstances can it be placed on the Common Elements of the property. It cannot be attached to walls.

6. **STORAGE OF GASOLINE OR ANY COMBUSTIBLE MATERIAL(S)** such as paint thinners, oily rags or anything which would increase the risk of fire or cause a rate increase of fire insurance is prohibited.

7. **COMMON AND LIMITED COMMON AREAS**

General

- Unit owners shall be held responsible for any damage(s) to the Common or Limited Common Elements of Windtree Gardens whether caused by them, their tenants, or guests.
- Please see the architectural approval form found on the web portal for any exterior changes.
- The Board of Directors reserves the right to impound articles for the safety of others when in violation.

Obstructions

- Under no circumstances is any vehicle allowed to drive or park on any of the sodded Common Elements. The unit owner(s) shall receive a \$100 fine and be responsible for all resultant damages to the common grounds. (This includes the irrigation system, sod, sidewalks, etc.).
- Sidewalks, Stairs, Entrances, and all other Common Elements shall not be obstructed, encumbered, or used for any other purpose than ingress and egress to and from the premise.
- Parking of Toys, Bicycle, etc. that encumbers the ingress and egress to a unit or on the front lawns of any condominium unit or the Clubhouse is prohibited.
- Unit owner(s) or tenant(s) shall not store any personal property on or make use of his/her unit which is considered unsightly, nor shall they make use of the same which interferes with the comfort and convenience of other unit owners or tenants.

Personal

- LOITERING IS PROHIBITED IN ALL COMMON AREAS. There is no LOITERING on any common ground other than the designated “play area”. Out of respect for your neighbors, the management would appreciate your help in controlling and avoiding nuisances or disturbances caused on their part toward other residents. No foul language or bullying will be tolerated.
- UNIT OWNERS, TENANT(S) OR GUESTS thereof are not permitted to play in or around any front entrance or steps of any condominium unit and/or building or cause any disturbance or nuisance to a neighboring unit owner, tenant, and/or resident. The Basketball courts may be used as a playground.
- Hanging or Placement of laundry, rugs, etc. on or upon the exterior of any condominium unit or on the lawns is prohibited. The Board of the Association reserved the right to impound these articles when in violation.
- Window screens must be in good condition and not contain holes, contain bent frames, or the screens torn or ripped.
- Window treatments such as blinds, roller shades, and curtains must be in good condition and not appear from the outside of the Unit as broken, bent, ripped or hanging off track.

Structures

- No electrical machinery, device, apparatus, antenna, wires, signage, A/C tubing, etc. shall be affixed or attached to the Common Elements or Limited Common Elements.
 - NO STRUCTURE OF A TEMPORARY CHARACTER, trailer, shack, barn or other building shall be moved to, erected on, or used on any part of the condominium property or Common Elements at any time for a residence, workshop, office, or storage room, either permanently or temporarily.
 - Personal property of all residents shall be stored within their condominium unit or specified Limited Common Element for storage.
 - Residents are not allowed to put anything in the ground (landscaping beds or grass areas) that is not approved by the Association.
8. **PLAY AREA AND BASKETBALL COURT** hours are 9:00 a.m. until dusk. The courts have been designated as a play area for children and are restricted to children of owners and tenants living on property, their family members, and their guests. Everyone using the courts must pick up and remove all his/her toys, equipment, debris and other items. THE STREETS, PARKING AREAS, MAILBOX AREA, CLUBHOUSE AND POOL AREA MAY NOT BE USED AS A PLAYGROUND AND RESIDENTS OR GUESTS ARE PROHIBITED FROM PLAYING IN THESE AREAS.
9. **NO UNIT OWNER AND/OR TENANT(S) SHALL DIRECT, SUPERVISE** or in any manner attempt to assert control over the employees of the Association.

10. **NO SIGN, ADVERTISEMENT, NOTICE, LETTERING, OR OTHER NOTICEABLE APPLICATIONS** shall be affixed, displayed, inscribed, painted or exhibited in or upon any condominium unit, other than those for purpose of the Board of the Association, that is visible from the outside of condominium property.
11. **REFUSE AND GARBAGE** shall be deposited only in the dumpsters provided and shall be placed in a plastic garbage bag and tied for the sole purpose of rodent and odor control. After disposing of your trash in the dumpsters lids or side panels are to be closed. Bulk trash (furniture, appliances, etc.) can be set out Monday evening for a Tuesday pickup. **DO NOT PLACE GARBAGE OUTSIDE OR IN FRONT OF THE DUMPSTER.**
12. **VIOLATION OF ANY ONE OF THESE RULES AND REGULATIONS** by an owner(s), their lessee, relative, guests, invitees, servants, and persons over whom they exercise control and supervise may subject the unit owner to a fine of \$100.00 per day for up to ten (10) days for a maximum fine of \$1,000.00 per violation infraction according to the fining policy and resolution. Additional reports of the same violation (if ignored) may be subject to a fine per each incident.
13. **ARCHITECTURAL FORM.** Should you need to do any outside changes, such as painting your doors, replacement of your windows or doors, screening or staining the patio, installing cable lines to the outside of the building, etc., you must fill out an Architectural form to be reviewed **before any work begins.**

The application form can be found on the homeowner web portal
<https://windtree.myzealcommunity.com/homeowner/>

14. **A/C Line.** When required to replace or repairs are needed to the A/C unit you are not permitted to run the line on the exterior walls. The line must be run through the existing chase which is designed for that purpose. Should extenuating circumstances arise that limits the A/C line to be ran through the opening, the Board would have to approve any exceptions.

Complaints concerning the use of or problems within the Condominium property shall be made in writing, signed by the complaining party and mailed, emailed, faxed or delivered to the Management office. All complaints will be kept anonymous when brought to the attention of the concerned parties.

Any abuse or breaking of these rules may result in fines or legal action. Should the situation elevate to legal action the owner may be responsible for any legal fees that may be charged to enforce the rules and regulations of the Windtree Gardens Condominium Association.

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