

**WALTON COURT PROPERTY OWNERS' ASSOCIATION, INC.
2026 REVISED BUDGET**

INCOME

MAINTENANCE ASSESSMENTS	300,000
NEW RESIDENT ASSESSMENTS	1,000
RETAINED CAPITAL	26,885
MISCELLANEOUS INCOME	600
CAPITAL CONTRIBUTION	3,000

TOTAL INCOME **\$331,485**

EXPENSE

BULK CABLE TV CONTRACT	100,000
ELECTRIC	16,000
WATER & SEWER	1,000
POOL - SERVICE CONTRACT	6,000
POOL SOLAR EXPENSES	1,200
POOL - REPAIRS	4,000
POOL - SUPPLIES	200
GATES MAINT./SECURITY	3,200
HURRICANE FUND EXPENSES	3,000
PROPERTY REPAIRS	5,000
PROPERTY SUPPLIES	1,000
OFFICE SUPPLIES/POSTAGE	1,500
OFFICE TELEPHONE	3,000
OFFICE PEST CONTROL	300
CLEANING/FUNGICIDE	4,500
LAWN - MAINTENANCE CONTRACT	87,000
LAWN - TREES, SHRUBS	3,000
POND SERVICE	2,000
CULVERTS & SWALES	13,685
TAX EXPENSE	1,400
ASSOCIATION STAFFING	9,360
INSURANCE	24,000
MAINTENANCE/CLEANING	2,500
LEGAL	3,000
ACCOUNTING & ADMINISTRATION	12,000
UNCOLLECTIBLE ASSESSMENTS	1,200
MISCELLANEOUS	240
RESERVES - ROOF RESHINGLE	8,700
RESERVES - STREET RESURFACE	8,700
RESERVES - PAINTING	3,600
RESERVES - POOL REFURBISH	1,200

TOTAL EXPENSES **\$ 331,485**

QUARTER
\$ 600

**Walton Court Property Owners' Association, Inc.
Balance Sheet As at 02/28/2026**

ASSETS

CURRENT ASSETS

Bank of America - Operating	61,566.12	
PNC Bank - MM Reserves	15,476.35	
Bank of America - Checking Reserves	14,867.77	
Bank Of America -CD Reserves	79,979.59	
Bank of America - CD Reserves	<u>17,970.04</u>	
Cash: Total		189,859.87
Assessments Receivable		799.15
Petty Cash		200.00
FPL Deposit -Street Lights		<u>660.20</u>
TOTAL CURRENT ASSETS		<u>191,519.22</u>

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LIABILITIES

CURRENT LIABILITIES

Accounts Payable		0.00
Prepaid Maintenance		1,075.00
Key/Entry Device Deposits		5,842.57
FIT Payable		0.00
FICA Payable		0.00
FUTA Payable		0.00
SUTA Payable		<u>0.00</u>
TOTAL CURRENT LIABILITIES		<u>6,917.57</u>

TOTAL LIABILITIES		<u><u>6,917.57</u></u>
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EQUITY

CAPITAL

Operating Capital		0.00
Reserve Capital		128,293.75
Retained Earnings		0.00
Current Earnings		<u>56,307.90</u>
EQUITY		<u><u>184,601.65</u></u>

TOTAL EQUITY		<u><u>184,601.65</u></u>
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LIABILITIES AND EQUITY		<u><u>191,519.22</u></u>
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NOTES

ENTRY CODE ASSIGNED _____

DEPOSITS GIVEN TO WALTON COURT _____

ADDITIONAL NOTES _____

INTRODUCTION

This booklet is made available to all Residents of Walton Court. Questions regarding the contents should be referred to the Association Office at:

2261 SE Brashford Street
Port St. Lucie, FL 34952
Phone (772) 335-7456
E-Mail: waltoncourtpsl@gmail.com

Walton Court is a gated community providing privacy for those special individuals who want the prestige and security of this type of lifestyle.

All homes in Walton Court are privately owned and are subject to the Covenants, Restrictions, By-Laws and Rules of this Association as recorded with the Clerk of Courts, St. Lucie, County, Florida.

This Association will hold anyone who disregards the Rules & Regulations responsible. Violators will be issued a warning for the first offense, and if not corrected are subject to a minimum fine of \$100.00 for infractions of the rules.

It will then be turned over to the Association Attorney. All Residents, Home Owners, Guests and Real Estate Agents are required to correct the violations of our Rules & Regulations., The Association enforces all Covenants, By-Laws, and Rules & Regulations of the Association.

Residents will be held responsible to the Association for damage to Association Property and Grounds caused by themselves, their children, other family members, and their guests. Owners shall report any infractions of the Rules & Regulations to the office.

COMMON GROUNDS WITHIN WALTON COURT ARE:

- . SWIMMING POOL
- . OFFICE/MEETING ROOM COMPLEX
- . DRAINAGE AREAS INCLUDING PONDS
- . ENTRANCE WAYS, GATES AND STREETS
- . PERIMETER WALLS

ARCHITECTURE

Any change or addition to the exterior of the house and the grounds, including planting trees, must first be approved by the Architectural Committee and the Board of Directors. Forms for requesting approval are available at the office, along with information regarding what is required, i.e. drawings, building permits, etc. Tenants must receive written permission to make changes, in addition to complying with the above. No exterior construction work is permitted on Sundays and Holidays. Holiday decorations must be put up no earlier than the Thanksgiving weekend, and must be removed by January 15th. Satellite dishes must be installed in the ground, not on the roof.

VEHICLES AND PARKING

1. No commercial vehicles and utility trailers are allowed in Walton Court, except for making deliveries, making repairs or preventative maintenance to units or grounds, and these vehicles cannot remain overnight with the exception of moving trucks (48) hour limit). Small personal pickup trucks are allowed if they can fit in the garage or driveway without blocking the sidewalk. No personal pickup trucks parked in the street.
2. Assigned parking to each unit is the garage, driveway and at the curb directly in front of your house, not in front of your neighbors house. Keep sidewalks clear. Parking two cars back to back in the driveway is prohibited.
3. Recreational vehicles, boats and boat trailers are allowed only if they can be stored in the garage
4. Only residents are allowed to bring in motorcycles if they can be stored in the garage.
5. Vehicles parked on the street must face the direction of traffic and cannot be parked near the corners where the curbs are painted yellow.
6. Parking on any part of the grass, including pulling two wheels up on the grass while parking at the curb, by any vehicle is not permitted.
7. The speed limit in Walton Court is 15 MPH.
8. Residents who exceed the speed limit or disregard stop signs will be fined.
9. Repairs, assembling or disassembling of a motor vehicle is not permitted.
10. Racing engines and loud exhaust are prohibited.
11. Vehicle protective covers are prohibited.
12. Backing down a street to the intersection is prohibited.
13. Damage to the streets or driveways caused by a vehicle, including leaking fluids must be repaired or cleaned at the resident's expense within one week of the occurrence.
14. All vehicles must be in operating condition and have a current and valid registration tag issued to the vehicle.

15. Vehicles that are in violation of the Walton Court Rules will be issued a warning for the first offense. Future offenses will carry an automatic \$100.00 fine as well as possible towing at the owners expense. Residents are responsible for payment of all fines for their vehicles as well as their guests.
16. All residents' vehicles must be registered with the Walton Court office.

PETS

1. Dogs and cats under 35LBS at maturity are allowed in Walton Court.
2. New Owners must submit a photo ID at maturity of their dog before residing in Walton Court. If the Board feels the dog is over 35 pounds, it must be weighted before an interview can take place.
3. All pets must be registered on the registration form, and any pet acquired after moving in must be registered with the office, and submit photo ID.
4. No pet or animal shall be permitted on the Properties, except for two cats, two dogs, or one of each per Lot, not to exceed 35 pounds when measured at maturity; birds in cages in reasonable numbers and kept inside of the Dwelling Structure; fish in tanks kept in the Dwelling Structure; and hamsters, gerbils, snakes, and the like in terrariums kept in the Dwelling Structure. No pet or animal shall be bred or kept for commercial purposes.
5. Pets owners must walk their pets on the curb side of the sidewalk and immediately pick up their droppings on all properties, including their own. Do not walk pets on private property.
6. Pets must be on a leash at all times while outside, and cannot be tied outside unattended.
7. Breeding of animals is not allowed in Walton Court.

SWIMMING POOL

POOL HOURS 9:00AM to 9:00PM

In Winter, the pool hours may vary due to weather.

The pool is heated during winter months.

The pool will be closed when rain, thunder and lightning are present in the area. Persons found in the pool while it is closed will be considered as trespassers and will lose pool privileges.

POOL RULES

1. The Walton Court pool is available for use by REGISTERED residents and their guests. Our pool capacity, by State Regulation, is 18 persons in the water at any one time. Residents and their guests must have the required ID Tag while at the pool. Children under the age of 6 do not need ID Tags.
2. Children under the age of 16 must be accompanied by a responsible adult. Children who cannot swim must have an adult accompany them while they are in the water.
3. A pool key is required to gain entrance to the pool and restrooms, and cannot be used by anyone who is not a resident of the house for which it was issued.
4. All persons must completely fill in the sheet provided, before entering through the pool gate. (FL HRS Requirement).
5. All persons use the pool at their own risk.
6. All pool users must use the shower on the pool deck before using the pool. No soap or shampoo allowed.
7. Suntan products must be removed by showering before entering or re-entering the pool.
8. When using pool furniture, you must provide protection from suntan products with a beach towel. Do not allow children to stand on pool furniture or the ropes.
9. Persons with infections, contagious health conditions and skin conditions must not use the pool.
10. NO FOOD-BEVERAGES-GLASS CONTAINERS- are allowed in the pool area. Clear plastic containers with water only are permissible.
11. No floating devices, scuba gear, flippers or toys are allowed in the pool, with the exception of approved personal flotation devices for small children, and noodles.
12. Diving, jumping in the water, running, ball throwing, boisterous conduct and loud radios are prohibited.
13. Bathers must "towel off" before leaving the pool area and before entering patio, restrooms or office areas. Persons in bathing suits must not enter the meeting room.
14. Children requiring diapers must wear watertight plastic pants designed for this purpose while in the water, and all children must be supervised while in the restroom.
15. Only proper swimwear is permitted to be worn in the water. Cut-offs, thong bathing suits and other non swim wear clothing are not permitted. Nude or topless bathing is also not permitted.
16. Pets are not allowed in the pool area or patio area.
17. Residents are responsible for the safety and conduct of themselves, their family members and their guests.
18. The Association will suspend pool privileges for violations of these pool rules.
19. No smoking in the pool area.

GENERAL RULES

The following are NOT permitted in Walton Court:

1. Soliciting of any kind by residents or outsiders.
2. Garage Sales.
3. Playing of Sports Activity, Skateboarding, Rollerblading and Ramps on streets and sidewalks due to liability.
4. Drying of laundry outside of the house including the roofed unscreened porches.
5. Activity of any kind in or on the retention pond and swales.
6. Signs, except for rental/sale signs, and they must be placed inside the front window of the living unit. Advertising Signs on cars.
7. Disturbances (including loud noises) that interfere with a neighbors right to peace, quiet and privacy.
8. Objects placed in the grass (birdbaths, statues, garden hoses, lawn furniture, bicycles, toys, etc.) that will interfere with the cutting of the grass.
9. Any disrepairs or unsightly conditions of the exterior of the house or lots including torn screens on windows, doors and patios.
10. To enter onto private property, including dog walking, except for authorized personnel.
11. Sitting and jumping over the perimeter wall is prohibited.
12. Wall or window A/C or Heating units.
13. Awnings.

LANDSCAPING

1. Present and new owners must assume responsibility for all plants, trees and shrubs on the property except for what the Landscape contract covers.
2. Any homes refusing trimming of their bushes must maintain them at window sill height and do their own weeding.
3. No tree may touch a house, as well as no branch may be less than 6 1/2 feet from the ground or sidewalk level.
4. Vegetable Gardens are prohibited.

TRASH

Garbage must be kept in closed sanitary containers which must be stored behind the privacy wall if outside. Trash pickup is Monday only, once a week. Recyclables and Yard Trimmings are also picked up on Monday.

Bulk Trash (anything that does not fit in black trash can) is picked up the **4th Monday of the Month.**

Containers must not be put out by the curb earlier than the night before pick up and returned behind the privacy wall as soon as possible after collection on the day of collection. Keep containers 3 feet apart at the curb.

Garbage put out in plastic or paper bags not in the container will not be picked up.

OCCUPANCY

The owner shall give to the Board of Directors a written notice of an intended transfer prior to proposed transfer and occupancy together with name, address of proposed owner(s) and intended adult occupants. All new owners are required to complete a registration form, submit a photo ID, and a copy of the sales agreement before an interview with the Board of Directors can take place. After reviewing the above documents, the Board of Directors will set up a time for the interview. All adult occupants of the residence must be on the sales agreement, and must appear at the interview. At that time you will acknowledge in writing that you have received a copy of the Booklet and that you will agree to abide by these rules as well as other requirements of the Association. There will be a registration fee of \$100.00 (subject to change) and a refundable deposit of \$200.00. For this you will receive One Electronic Gate Opener-One Pool Key-One Walk Thru Gate Key. When you move out the refundable deposit shall be refunded within seven (7) days after these items are returned in the same condition upon which they were received, normal wear and tear expected. There will be a charge for lost or damaged items, and all fines and fees due the Association. A copy of the deed is required within 30 days upon any sale, change or transfer. Interviews are conducted between 9AM-12PM Monday thru Friday. There will be a \$100.00 fine to the Resident if you move in without an interview.

WINDOW TREATMENTS

Curtains, drapes, shades or blinds are required on all glass windows and doors within 10 days of occupancy. Sheets, towels, foils or items not intended as proper window coverings are not allowed to cover windows in Walton Court.

OCCUPANCY OF LOTS

Walton Court homes are designated as single family residences. **New Owners cannot lease their home for the first two years.** Using the house for a day care or child care facility or operation (regardless of age) shall not be permitted. Using the garage as living quarters is expressly prohibited, and running a business from the garage is also prohibited.

ENTRY GATES

Walton Court is provided with vehicular and pedestrian access gates at both entrances.

At the Walton Road entrance there is a directory and a communications device where your visitors can access your telephone. You must register your home phone # or your cell # at the office. You will be given a code. Your guests will punch your code on the keypad at the Walton Road entrance. This will ring your registered phone. If you wish to allow this person to come through the gate, press "9" on your phone and the gate will open.

Do not open the gate if you do not know who is there.

Walk in gates are locked for your protection. Please make sure that the gates are locked after entering or leaving via the gate. Access through the gate to Police, Fire, Ambulance, Mail and Paper Carriers has been provided for. If you are not at home to respond to a gate opening request, and you are expecting a delivery, etc., you must make advanced arrangements with a neighbor or the office to respond to a gate opening request. Do not use your remote to open the gate until you can see that there is no person or object obstructing the gates swing.

Damage to our gates, your vehicle and personal property, and injury to persons resulting from misuse or abuse of the entry gates and operating devices will be the responsibility of the person or persons involved. The Association will not be responsible when misuse or abuse occurs.

Allow the gates to fully open before proceeding through.

WALTON COURT PROPERTY OWNERS' ASSOCIATION IS
DEDICATED TO KEEPING OUR COMMUNITY
THE BEST IN PORT ST. LUCIE