

Homeowners Association of  
**Woodland Waters, Inc.**



10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

**Homeowners Association of Woodland Waters, Inc.**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
ADOPTING A POLICY FOR THE RULES AND RESPONSIBILITIES REGARDING THE EDGING OF LAWNS IN  
PHASE THREE (ENCLAVE)  
Resolution Number 07212025E**

Whereas, Article VII. Section 1, of the Bylaws of the Homeowners Association of Woodland Waters, 'Exercise for the Association all powers, duties and authority vested in or delegated to this association' except those matters that the Board is prohibited from doing by law of the governing documents.

Whereas, statute 720.303 states that an Association may institute, settle or appeal actions or hearings in its name on behalf of all members concerning matters of common interest to the members.

Whereas, the Board of Directors has determined that consistent and proper lawn edging in Phase Three contributes to the overall neatness, uniformity and curb appeal of the community, benefiting all residents and maintaining property values.

Whereas, the Board of Directors has determined that in order to reduce damage to the HOA Phase three owned streets, there is a need to adopt specific rules for the edging of lawns by all property owners.

Whereas, the Board of Directors has determined that it is in the best interest of the Association members to adopt Rights and Responsibilities for the edging of lawns in properties located in Woodland Waters Phase Three.

Whereas, it is the intent that this rule be applicable to all owners, tenants, guests, invitees or any other person or persons in Phase Three at the owners property. This resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors.

1. All lawns within the community of Woodland Waters Phase Three (Enclave) including lawns bordering sidewalks, driveways and streets shall be regularly edged to maintain a clean and clearly defined separation between grass and any and all other surfaces.
2. Edging shall be performed with a blade edger or string trimmer or any other similar device, to remove excess grass and create a sharp, distinct line in accordance with landscape maintenance industry standards.
3. Edging shall be performed at the time of each regularly scheduled lawn mowing to maintain a neat and attractive appearance.
4. Violations of this resolution may result in a fine as authorized under the HOA of Woodland Waters Amendment to Article VII of the Bylaws dated July 3, 2008, and recorded in the Public Records.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution number 07212025E

on this 5th day of August, 2025.

Homeowners Association of Woodland Waters, Inc.

By: Ed Butler  
Ed Butler, President