

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 PARKING AND OR STORAGE OF
VEHICLES ON THE FRONT OF THE HOMEOWNERS' PROPERTIES DESIGNATED AS REQUIRING SOD AND OR
LANDSCAPING**

Resolution Number 05082025P

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, Articles of Declaration of Covenants Rules and Regulations states, "No vehicles of any description whatsoever shall be kept or maintained on the property if such vehicles are in an inoperable condition, unless totally enclosed within a structure on the property."

"A minimum of not less than fifteen thousand (15,000) square feet of each lot shall, upon completion of the residence construction, be sodded and/or landscaped. The area aforesaid may include the residence and driveways but must extend to street pavement and extend along the street pavement to the side lot line(s)."

"Upon completion of the construction of a residence, the lots in these subdivisions shall be kept mowed, free of dead bushes and trees and other unsightly debris and shall be kept in a generally neat and attractive condition at all times."

Whereas, Architectural Review Committee Guidelines number 14 states: "All driveways are required to be of concrete construction and shall be installed, constructed and maintained in an aesthetically compatible manner to the character of the development."

Whereas, the Board of Directors has determined that it is in the best interest of the Association and the Association members that there is a need to clarify and adopt specific rules for Woodland Waters on the parking and storage of vehicles on the front of or side of the homeowners' property designated as lawns.

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 This resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors.

Now, therefore, be it resolved the Board of Directors hereby adopts, effective May 8th, 2025,

Resolution number 05082025P

Rules and responsibilities for the parking and storage of vehicles on the homeowner's lawns.

1. Any and all motorized or non-motorized vehicles, to include but not limited to: all-terrain vehicles, golf carts, boats, trailers or any such transportation devices, are prohibited from parking and or the storing such vehicles and or devices at the front or side of the house as designated as areas to be sodded and or landscaped (lawns) in the Woodland Waters CC&R's.
2. Parking is allowed in areas on the front and side of the house (designated as lawns). Such areas shall be adjacent to and continuous to the driveway and/or street. Any and all such areas must be clearly defined, outlined and delineated as parking areas with the same surface (concrete) as the driveway(s). Prior approval to designate such areas must be obtained from the Architectural Review Committee (ARC) of Woodland Waters.

Based on the documents or resolutions that govern parking on homeowners' lots. Failure to remove vehicles from front and side lawns not specified as parking areas can 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 public records.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution number 05082025P

on this 8th day of MAY, 2025.

Homeowners Association of Woodland Waters, Inc.

By: 

Ed Butler, President
Woodland Waters HOA