

Homeowners

Association of

# Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Homeowners Association of Woodland Waters, Inc.

Policy Resolution Number

**04092026T**

**Relating to rules for the placement of Work Trailers, Open or Closed Trailers to include but not limited to any and all types of Trailers parked or stored on the homeowner's lot.**

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, there is a need to adopt specific rules on the placement and storage of any and all types of Trailers on the driveway or lot of homeowners.

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 Phase One, Two, Three, Four and Five on the placement and storage of any and all types of Trailers on the driveway or lot of homeowners.

Whereas, it is the intent that this rule be applicable to all owners, tenants, guests, invitees or any other person or persons at the owner's 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 This resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors.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 that the Board of Directors hereby  
adopts, effective April 9, 2026

**Policy Resolution Number 04092026T.**

**Adopting a policy the placement of Work Trailers, Open or Closed Trailers to include by  
not limited to any and all types of Trailers parked or stored on the homeowner's lot.**

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**Applicable to**

**Phase One and Phase Two**

- 1) With the exception of contractor trailers, all work trailers, open or closed trailers to include but not limited to any and all types of trailers or any and all such devices may not be parked or stored on a homeowner's lot or property except in the following instances:
  - a. For a period not to exceed 12 hours for cleaning and or loading and unloading.
  - b. Moved behind the furthest projection of the residence from the street.
  - c. Stored on the side or rear of the residence.
  - d. Stored in an enclosed building or garage.

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**Applicable to**

**Phase Three, Phase Four and Phase Five**

- 2) With the exception of contractor trailers, all work trailers open or closed trailers to include but not limited to any and all types of trailers or any and all such devices may not be parked or stored on a homeowner's property or lot except in the following instances:
  - a. For a period not to exceed 12 hours for cleaning and or loading and unloading.
  - b. Stored in an enclosed building or garage.

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**Applicable to All Phases**

**Phase One ,Phase Two, Phase Three, Phase Four, Phase Five and Phase Six**

- 3) Moving, repositioning and or rotation of boats, travel trailers, recreational vehicles of all types, work trailers, open or closed trailers to include but not limited to any and all types of trailers or any and all such devices that circumvents the 12 or 48 hour time limit authorized by the HOA of Woodland

Waters CC&R's and the Board of Directors Resolution 04092026T, shall be deemed a continuing violation. A continuing violation shall be treated as on continuous violation and enforced as such.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution Number 04092026T on this 9<sup>th</sup> day of April, 2026.

Homeowners Association of Woodland Waters, Inc.

By: 

Ed Butler, President Woodland Waters HOA