

Homeowners Association of
Woodland Waters, Inc.



10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

**A RESOLUTION BY THE BOARD OF DIRECTORS ADOPTING A POLICY RELATING TO THE RULES
AND RESPONSIBILITIES FOR PHASE ONE AND PHASE TWO ONLY.**

**THE PLACEMENT AND STORAGE OF GARBAGE CONTAINERS ON THE HOMEOWNERS
PROPERTY**

**Policy Resolution Number
03132025G**

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 for Phase One and Phase Two states that "No trash, garbage or other waste material shall be disposed of on the property, and all waste shall be kept in closed sanitary containers awaiting removal for disposal. Such containers may only be placed on the front of the lot on days of regularly scheduled sanitary service collection"

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 and Phase Two on the placement and storage of Garbage Containers when they are not placed at the curb for a regularly scheduled service collection.

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 This resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors.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 that the Board of Directors hereby adopts, effective March 13th, 2025

**Policy Resolution number 03132025G
Phase One and Phase Two only. Rules and responsibilities for the placement and
storage of garbage containers on the homeowner's property.**

**Phase One
Phase Two**

Resolution Number 03132025G

- 1) The Garbage container or containers having been collected by a regularly scheduled sanitary service collection, the Garbage container or containers must be removed from the curb or front of the homeowner's lot within 24 hours after pickup.
- 2) When not placed at the curb or front of the homeowner's lot for a regularly scheduled service collection the Garbage container or containers must be stored in either of the following:
 - a. Out of view, inside or behind houses or garages
 - b. Behind privacy walls or fences.
 - c. Front or side facing garages, move off the driveway to side of the house.

Based on the documents or resolutions that govern the building Phase. Failure to remove Garbage containers from the curb or front of the lot within the specified time frame, or to properly store Garbage containers when not on a regularly scheduled service collection, can result in a fine as authorized under The HOA of Woodland Waters Amendment to Article VII of the Bylaws dated July 3rd. 2008 and recorded in the Public Records.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution Number 03132025G on this 13th day of March, 2025.

Homeowners Association of Woodland Waters, Inc.

By: Ed Butler
Ed Butler, President Woodland Waters