

Rules & Regulations

House & Yard

1. Yards need to be regularly mowed & trees & bushes trimmed, weed eat and edge blowing yard debris from street/driveway, etc.
2. Brush/limbs that are trimmed or have fallen must be picked up and placed at the curb. Check your roof periodically to ensure no limbs and/or branches have fallen that need to be removed. It is unsightly and can be dangerous. No shrub or vegetation shall impede vision of traffic in all direction. Yard waste pick-up day is WEDNESDAY. You can use trash cans (NOT your blue one) or trash bags for grass & leaves. It is NOT acceptable to dump your yard waste in the County right-of-way outside our community. You **CANNOT** burn trash or yard waste in your yard.
3. No junk/debris is to be stored around house or yard.
4. Property will maintain a working yard light.
5. Mobile home, carport, Florida room and/or screen room should be washed as needed.
6. Carports and/or screen rooms should be clean & orderly.
7. Trash & recycle pick-up day is TUESDAY. Cans & recycle bins may be placed curbside the night before & need to be removed from the curb once emptied. Trash cans and recycle bins should be kept concealed from general view.
8. Unlicensed and/or inoperative vehicles cannot be stored in open view on the property. Boats and trailers need to be stored in the rear of the property. No vehicle with a gross weight greater than 10,000 lbs. may be parked in our community.

9. Furniture, appliances, construction debris and/or other bulk waste requires special pick-up. DO NOT place out on regular trash days. For appliances, call Waste Management at 800-828-0140 to schedule a pick-up. For all other bulk pick-up call Volusia County Solid Waste at 386-943-7889 or logon to <http://volusia.org/recycle>.

General/Other

1. Only 2 yard sales a year are permitted. We usually have a "Community Yard Sale" in February or March. The HOA advertises on Craig's List and a local neighborhood internet post. The community yard sale counts as one sale, whether you participate or not. This event draws good crowds and you are encouraged to participate. It's a good time to get rid of unwanted items and make some money.
2. You MUST pick-up after your dog. This includes your own yard and if you walk your dog in the Clubhouse yard. Dog feces smells & attracts flies and nobody likes stepping in it. Obey Volusia County's Ordinance Chapter 14.

Sec. 14-52. - Removal of animal waste.

(a) The owner of every animal shall be responsible for the removal of any excreta deposited by his or her animal(s) on public walks, recreation areas or private property other than his or her own.

(b) Any person found in violation of this section is subject to the penalties prescribed in [section 14-32](#). A violation of this article is a civil infraction which carries a maximum civil penalty not to exceed \$500.00. If a person has committed such a civil infraction does not contest a citation issued to him or her, the civil penalty shall be less than the maximum civil penalty.

If you have a dog that constantly barks, DO NOT leave them outside for hours on end.

Sec. 14-31. - Public Nuisance Animal (6): Animals that bark excessively or make prolonged & disturbing noises interfering with the peace & quietude of the neighboring property.

3. NO RENTALS ALLOWED.
4. All mobile home property shall be **for single-family occupancy**, family being described as **legal or blood relations, with no more than six residents per unit**, as described by Florida Law for Mobile Homes.
5. The firing of guns in the community is **ILLEGAL** and the Sheriff will respond when called, Holidays or otherwise. Do not set off firecrackers and/or other fireworks in the community. In addition to being a fire hazard and dangerous, there are many combat veterans in our community and the sound of fireworks could trigger and attack for those suffering from PTSD (post-traumatic stress disorder)
6. Do not play loud music whether in your home or in your car inside the community. Noise that involves loud music or parties, especially late at night (after 10 pm) should be reported to the Sheriff's Department at 386-943-7866.

Ordinance no. 83-22 Article VI Sec. 50-478 – Loud, disturbing or unnecessary noise

(C) (2) The using, operating or permitting to be played, used or operated, or any radio, television, tape or record player, amplifier, musical instrument or other machine or device used for the production, reproduction or emission of sound or any prolonged sounds made by people, which causes frequent or long continuous noise in such a manner as to disturb the public peace, quiet and conform of the neighboring inhabitants or at any time with greater intensity than is necessary for convenient hearing for the persons who are in the room, vehicle or chamber in which such sound emitter is operated and who are voluntary listeners thereto. Quieter standards are expected during nighttime hours.

7. Our Association is made up of UNPAID VOLUNTEERS. These volunteers clean up the community and perform clubhouse maintenance. If you see a group doing an activity and wish to help, please feel free to jump right in. It will be appreciated! We maintain the front entrance and the back fence line behind the clubhouse. We also walk around the community with trash bags and pick up what the trash men always seem to drop. You can do your part by checking your yard after trash/recycle day and picking up whatever has fallen. Parents, advise your children not to throw soda cans, drink bottles, food wrappers, etc. in the yard. When walking your dog, take along an

extra bag for any trash you might see along the way. This little bit will go a long way towards keeping our community clean & litter free.

8. Yearly dues are \$50.00 per year and are due January 1st of each year. If your dues are not paid the Association will turn your account over to our attorney for collection. You will then be responsible for his fees and any additional costs. If you have difficulty paying, please contact the Treasurer, Secretary or President to set up a payment plan. We will work with you on this if needed. Don't wait until it goes to the attorney.

9. The annual homeowner's meeting is held in March of each year and you will be notified of the date and time. We strongly encourage everyone to attend. This is the time we vote on things to add and/or subtract to the covenants & restrictions. Board meetings are typically once a month, being the second Monday of the month except during the summer. Emergency board meetings can be called at any time. Homeowners are welcome at board meeting as well. This is a good time to bring up whatever issues you want to talk about. We welcome all comments, complaints, compliments & suggestions.

10. We have periodic "Potlucks" at the clubhouse during the year. These are a fun way to fellowship with your friends & neighbors and to meet new ones. The HOA typically provides the main course, punch & coffee and homeowners are asked to bring a side dish or dessert. There are drawings for door prize(s) and you never know what you could win! We typically put out temporary signs at the entrances to the community for Potlucks and/or other announcements, but it is a good idea to check the Bulletin Board at the clubhouse periodically for announcements, news, services offered, etc.

11. **FENCES, ABOVE GROUND POOLS & SHEDS MUST BE PERMITTED!** This applies to whether you do it yourself or have professionals install it. Usually when professionals do it, they handle all the paperwork for you. They all require that a SURVEY be done on your property. Pools MUST be enclosed by a fence. Permits are obtained at the Volusia County Building Dept. located at 123 W. Indiana Ave. Deland, 2nd floor or online at permitctr@volusia.org. You can call for information at 386-736-5929. Additionally, if the job is valued at over \$2,500.00 you are required to record a Notice of Commencement form at the Volusia County Courthouse located at 101 N. Alabama Ave. Deland, room A-121. You will need a certified copy to take to the building Dept. The fee is \$13.00 to record & get a certified copy. You cannot get your final inspection without the building dept. having the certified copy on file. The recording dept. can fax it over for you.

12. Residents may request to use the clubhouse for private events. You can obtain the "Request to use Clubhouse" form from the HOA Officers/Directors. Check bulletin board to see who to contact.

**We are glad you are a part of the
Woodland Manor Community!**