

November 9, 2023

Duties of the Owners and the Rules of Conduct:

One of the Home Owners Association's governing documents for the owners and residents of Woodlands Association Inc.

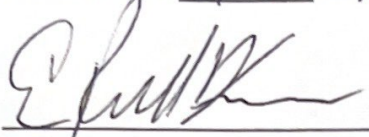
- *Declaration of Covenants and Restrictions*
 - *By-Laws*
 - *Articles of Incorporation*
 - *Duties of the Owners and the Rules of Conduct for residents*
1. Conform to the Declarations of Covenants and Restrictions as well as the By-Laws of the Woodlands, copies of which were provided to each Property Owner as part of their closing. Additional copies are available from the Board Secretary.
 2. Property owners must pay assessments levied by the Woodlands Homeowners Association promptly.
 3. Safety laws applicable to our Jurisdiction (Eustis, FL) apply to the roadway within the Woodlands. Skateboards, roller skates and other recreational riding vehicles are not permitted on the walkways or roadways, because of insurance liabilities. Bicycles operated by owners, or their guests are permitted on roadways only. Always observe the posted speed limit
 4. Do not use or permit the use of Property for any purpose other than as a single-family residence and maintain Property in a clean and sanitary way
 5. Do not permit or allow anything to be done or kept on the Property which will increase the insurance rates on the Common Property, or which will obstruct or interfere with rights of other members or annoy them by unreasonable noise or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act on the Property or on Common Property
 6. No repair other than emergency and immediate repair, may be performed on any vehicle, trailer, motor or boat on the owner's Property or the Common Property
 7. Resident's vehicle(s) should be parked in the Property's garage. Guests and overflow parking should be limited to driveways and the parking area behind the pool. No parking in the grass. If

roadway parking is required for short periods of time, the roadway should never be blocked to other traffic

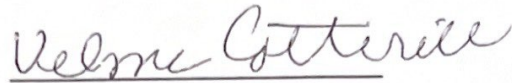
8. No commercial vehicles, recreational vehicles, boats or boat trailers or utility shall be parked on the Common Property, vacant lots or driveways by residents or their guests except for delivery or for temporary periods. No overnight parking is permitted
9. Garage doors should be kept closed except when in use or slightly open for ventilation
10. The Board of Directors must approve all new construction. In addition, plans for modification and/or alterations to existing Property, including exterior painting, as well as landscaping projects require prior approval by the Board
11. Complaints and suggestions requiring Board action must be submitted in writing. Each submission must be signed
12. Property exteriors, including landscaping should be properly maintained by each owner. Please keep shrubbery trimmed and planted beds tidy. Lawn mowing and edging are provided each week in the summer and bi-weekly in the winter by a contract service
13. Check sprinkler systems frequently and repair as needed. Regular watering, fertilizing and pesticide application is the Property Owner's responsibility unless told otherwise by your landlord
14. Monitor your property for insect infestations; if problems arise, take corrective action immediately. It is easy to spread an untreated infestation to neighboring yards because of our communal lawn maintenance program
15. No exterior changes may be made without prior approval from the Board of Directors. That includes but is not limited to exterior painting, major landscaping design changes, as well as hardscape additions or improvements, including fences
 - i. Privacy fences are not permitted in the association.
16. Pets must always be on a leash. Pet owners should pick up after their pets
17. Common Area landscaping may not be modified without prior Board approval

18. Household garbage and recycling cans should be put at the curb the night before pickup (as of 2022, pick-up is each Friday). They should be returned to their storage area as soon as possible after pick-up
19. Yard waste and debris may be placed in appropriate bags, the household waste container or in separate cans you provide. Small collections of yard debris (branches, palm fronds and the like) may be piled neatly for regular pick-up. Please do not place yard debris at the curb until Thursday evening (or the evening before pick-up if the pick-up day changes)
20. If needed, you can schedule pick-up for household items or oversized yard debris by calling City of Eustis Customer Service at 352-589-4333

IN WITNESS WHEREOF, we the Board of Directors of this Corporation
have adopted the foregoing Duties of the Owners and the Rules of
Conduct this 11/08 day of November 2023



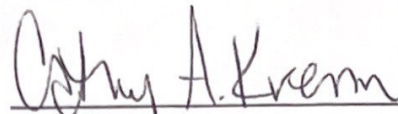
Russell Krenn, President



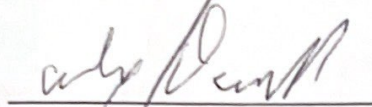
Velma Cotterill, Vice-President



Ed Rooney, Treasurer



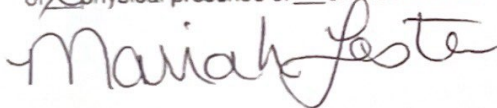
Cathy Krenn, Secretary



Alex Darnall, At-large

State of Florida
County of Lake

On this 8 day of November 2023
Russell Krenn appeared by means
of ☒ physical presence or ☐ online notarization





MARIAH LESTER
Commission # HH 133877
Expires June 18, 2025
Bonded Thru Budget Notary Services