

The Village Club, Inc. – Brookhaven Village

6309 Bayberry Blvd.

Winter Haven, FL 33881

Effective October 01, 2024

Rules and Regulations: *These are a condensed version of the rules and regulations contained in Brookhaven Villages Governing documents.*

1. **Parking.** Parking is allowed only in areas designated for that purpose. Parking is prohibited on residential lawns. Clubhouse spaces and clubhouse lawn may be used for parking for social functions. Clubhouse spaces may only be used for occasional guest parking when there is no social function scheduled.
2. **Pets.** Pets may be only kept on the perimeter lots. No owner may have more than two domestic pets. Weight of pets cannot exceed thirty pounds. When pets are outside the dwelling they must always be on leash at all times and under the control of the owner. Leashes may not exceed six foot in length. Owners must clean up after their pets. All dogs must be current on their Rabies vaccinations and must be registered with Polk County. All documentation must be updated every year and given to the Board.
3. **Clubhouse, Pool and Recreation areas.** The clubhouse, pool and recreation areas are provided for homeowners and their guests. Residents are responsible for the conduct of their guests. Anyone under the age of 18 using these facilities must be accompanied and supervised by a responsible adult. General swimming pool rules are posted on the pool fence. Additional operating rules and details are posted on the bulletin board in the clubhouse. The hours of the clubhouse, pool and recreation areas are subject to change due to inclement weather. Skateboarding is prohibited in or around the clubhouse, pool and recreation area.
4. **Clotheslines.** Umbrella or retractable clothes lines for drying of wash will be permitted on the property behind the dwelling unit. Clotheslines will not be in view from the front of the dwelling unit and shall be removed when not in use.

5. **Rentals.** The rental shall be for a minimum of three (3) consecutive months. Renters must go through a background check, age verification and be approved by the Board.
6. **Exterior appearance.** Each resident is responsible for the general upkeep of the repairs to their lots and residence. Lots shall be kept clean and neat, and homes shall be free of mold. It is recommended that homes be washed at least annually. Lawns, shrubs, bushes, and landscaping shall be cut, trimmed, pruned, weeded and otherwise maintained in a neat manner.
7. **Architectural committee.** The architectural committee must be contacted for approval prior to any addition, change or alteration to the exterior of a home or lot. Walls, fences and hedges are not allowed
8. **Golf carts/bicycles** The speed limit in our community is 20 mph. A person must be at least 16 years of age to operate a golf cart and said golf cart must have working headlights and tail lights. All drivers must follow Florida state laws. No vehicle is permitted to block the roadways at any time.
9. **Complaints.** If a resident has a complaint or concern that relates to community business and/or rules, a written notice of the complaint must be submitted to the Arbitration/Mediation committee. There are complaint forms available in the Clubhouse.
10. **Yard/garage sales.** Residents are not permitted to have a yard or garage sale outside of the annual carport sale. A one-time sale can be held to settle an estate or when buying or selling a home.
11. **Sale or lease of lots.** Homeowners wishing to sell or lease their lots or dwellings must supply all HOA documents to realtors, buyers and or renters. The details of the sale or lease shall be submitted to the Board of Directors prior to the sale or lease being finalized.
12. **Compliance.** It is the responsibility of each homeowner and resident as well as all guests to be familiar and comply with the Village Club, Inc.'s governing documents and rules and regulations.

Board of Directors

Brookhaven Village