

Windover Farms of Melbourne

Restrictions Subject to Fine

Restrictions are detailed in Declarations - VII Restrictions, Sections 1-29

Restriction Violation (summarized)	1st LETTER - WARNING		2nd LETTER - FINE	
	Days to Correct Or Submit Plan Before Fine Letter	\$ Fine	Days to Correct Or Submit Plan	Days to Correct or Pay Fine after Letter Prior to Escalation**
1 Residential Use - No building/construction without ARC approval	7	100	14	10
2 No Temporary Buildings, trailers, sheds	7	100	14	10
3 Commercial vehicle parked outside garage	7	100	14	10
4 Unlicensed or inoperative motor vehicle parked on roadway or lot	7	100	14	10
5 No vehicle or any other type of equipment shall be used for living, sleeping	7	100	14	10
6 No artificial grass, plants or other artificial vegetation	7	100	14	10
7 No sign without ARC approval (4 sq ft maximum)	7	100	14	10
8 Maximum 2 animals per lot unless approved by Board	7	100	14	10
9 No boarding up of house, unless during storm likely to cause damage	7	100	14	10
10 No change in topography unless approved by ARC	7	100	14	10
11 No window or wall air conditioning units	7	100	14	10
12 Renting home without approval	7	100	14	10
13 No refuse pile or unsightly objects shall be allowed	7	100	14	10
14 Trash containers must not be visible from adjoining Lots or public areas	7	100	14	10
15 All roofs shall be composed only of materials that are approved by the ARC	7	100	14	10
16 There shall be no unfinished exposed block	7	100	14	10
17 No garage door shall be made of fiberglass	7	100	14	10
18 No off-terrain vehicles shall be operated on the property	7	100	14	10
19 Play structures must be located at the rear of the dwelling	7	100	14	10
20 Fence not approved by ARC	7	100	14	10
21 Swimming Pool or Tennis Court not approved by AR	7	100	14	10
22 Violation of Culverts, Ditches, and Swales	7	100	14	10
23 Non conforming Mailbox	7	100	14	10
24 Non conforming basketball backboard	7	100	14	10
25 Tree (Hardwood or Pine) greater than 3" cut down without ARC approval	7	1,000	14	10

26	Starting an improvement without prior ARC approval	7	100	14	10
27	Violation of Vehicle Parking	7	100	14	10

*SECTION 5. TREES. NO TREE OR SHRUB, THE TRUNK OF WHICH EXCEEDS THREE (3) INCHES IN DIAMETER AT ONE FOOT (1') ABOVE THE NATURAL GRADE SHALL BE CUT DOWN OR OTHERWISE DESTROYED WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF THE ARC. THE BOARD, IN ITS SOLE DISCRETION, SHALL HAVE THE RIGHT TO ASSESS A ONE THOUSAND (\$1,000.00) DOLLAR PENALTY PER TREE FOR VIOLATION OF THIS SECTION.

These fining violations have been identified within the Windover Farms of Melbourne bylaws in the following sections:

**Windover Farms of Melbourne Declaration of Covenants, Conditions and Restrictions: Section VII - Restrictions
Exhibit B - Planning and Architectural Guidelines**

Each Warning and Fine Letter will contain the exact section and wording.

**Upon non-payment of the Fine, the Fine will escalate on a WEEKLY basis until a \$1,000 maximum has been reached. At this point, the Fine procedure will be initiated again for this same violation if still not corrected.

