

## Windover Farms of Melbourne Restrictions Subject to Fine

Restriction Violation (summarized)	Warning Letter	\$ Fine	Fine Letter	Days to Pay Fine Prior to Escalation**
	Days to Correct Or Submit Plan Before Fine Letter		Days to Correct or Submit Plan After Fine Letter	
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 of 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 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 ARC	7	\$100	14	10
22 Owners shall preserve existing ditches and/or 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 Violation of Culverts, Ditches, and Swales	7	\$100	14	10
27 Starting an improvement without prior ARC approval	immediate***	\$100	14	10

These fining violations have been identified within the Windover Farms of Melbourne bylaws in the following sections:  
Each Warning and Fine Letter will contain the exact section and wording.

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

\*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.

Note: This \$1,000.00 fine is a one-time fine per tree or shrub.

\*\*Upon non-payment of the Fine, the Fine will escalate on a DAILY 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.

\*\*\* Starting an improvement without prior ARC approval results in an immediate Cease and Desist order and an accompanying initial \$100 fine.  
The appropriate ARC Application must be submitted to the ARC for approval before any further work is performed.