

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