

# Rules and Regulations- Approved March , 2025

Home values are affected by the way each of our houses looks. If your house looks a mess, it lowers the value of both your house and your neighbor's house. Below is a partial list of Rules and Regulations. Please refer to the Wedgewood Golf Villas of Tuscawilla Declaration of Covenants & Restrictions for a complete list and details.

## **Rules MUST submit an ARB (Architectural Review Board Form):**

Without limitation, no change, attachment, reconstruction, etc. may be made to the exterior of a house without approval of submitted plans, made in writing to the ARB and required City of Winter Springs permits. This includes roofs, fences, driveways, paint colors, and major landscaping.

1. House colors require neutral colors and must be approved by the ARB.
  - a. Color: Must meet association guidelines for colors and be approved by the ARB.
2. Roofs must meet association guidelines for colors and types and be approved by the ARB.
3. Fences: All fences are to be 6 ft tall unless otherwise approved by the ARB. Shorter fences and alternate fences will be considered in certain areas not along the perimeter of the neighborhood.
  - a. PERIMETER FENCES (those facing Northern Way and Winter Springs Blvd) present a unified look to the exterior of our community.
    - i. Must be wood, vertical, shadow box style (alternates boards on front and back leaving air spaces between). Do NOT use board on board on the perimeter.
    - ii. Color: Must be painted the approved color for perimeter fences:
      1. Home Depot- "Spanish Chestnut" (N 160-6) by Behr.
      2. Lowe's- "November Foliage" (2001-9a) by Valspar.
      3. Color matching- Get a color card of the Spanish Chestnut from Home Depot, take it to the paint store of your choice to be matched.
  - b. INTERIOR FENCES (all fences along the interior streets)
    - i. Can be wood or vinyl. Horizontal or vertical. Shadow box or board on board style.
    - ii. Color: approved color for perimeter fences are encouraged, however, other shades of brown may be approved. Vinyl fences must be tan/ivory/white.

## **How to contest an ARB decision:**

1. If the ARB declines your request, you have the right to state your case to the general HOA board at the next board meeting for additional and final consideration.

## **Rules NOT requiring an ARB:**

1. The speed limit is 20 miles per hour on our private roads.
2. Vehicles may not be parked on the grass. Such parking is prohibited by the Declarations of Easements, Covenants, Conditions and Restrictions, and by the Board of Directors. In addition, no owner shall park, or allow to be parked, stored, kept, repaired or restored, any vehicle, boat, boat-trailer, motorhome, or recreation-vehicle (RV) anywhere upon the Properties, except within the garaged area of each lot and concealed from view.
3. Although it's legal to park on the street, be respectful to your neighbors and emergency vehicles.

4. Street parking is allowed according to local laws and regulations.
5. The Cart Path is restricted to golf carts and pedestrians.
6. All garage sales, yard sales, or estate sales are prohibited unless approved by the HOA. Such congestion would cause difficulties for emergency vehicles.
7. Trash barrels, bags, and recycling containers can be put out 24 hours before or after pickup but must be removed promptly thereafter.
8. All trash containers must be put away (out of sight).
9. Assessments are mandatory and due on the first of each month and can be paid via the Vista HOA portal or make check payable to Wedgewood Golf Villas and mailed to the property management company.
10. Front yards and porches must be kept free of visible debris such as bags of mulch, stacks of lumber, etc. Leaving materials visible week after week is not acceptable.
11. Gutters must be free of plant life which can endanger your roof and look unsightly from the street or golf path. Please clean your gutters.
12. Chimneys must be maintained and free of debris and well maintained and approved HOA colors.
13. Bushes/flowers/hedges, etc. etc. be trimmed in an aesthetic manner.
14. Homeowners are responsible for trimming any trees that pass over their property line. The HOA will maintain the public golf path and roads for emergency vehicles safe passage only.
15. Driveways, walks, lawns and roofs are to be kept reasonable clean and in good repair.
16. Grass must be maintained and watered when needed. Dead grass is a violation against the covenants. If your front yard is densely shaded, please consider zero-landscaping, ground-covering plants. (ABR required)
17. Garage doors must be kept closed except when in use.
18. Signs Prohibited. No sign (politically or otherwise) shall be displayed to the public view without the written consent of the Board.
19. No political flags, signs, or any other displays allowed to the public view without the written consent of the Board.
20. Basketball hoops cannot be stored on the street.
21. Keep all pets leashed on walks.
22. Pick up your dog poop even in your own yards. If you can smell it, so can our neighbors.
23. Please do not walk through or on other people's property without permission with or without your pets.
24. Lease or rental of a Villa shall be for a minimum of twelve (12) consecutive months in duration. The Board shall be provided with a copy of the lease agreement.
25. Landlords are responsible for keeping their property up to date to meet the Rules and Regulations AND must have a current phone, email and address of landlord on file.