

WILDWOOD HOMES, INC.

RULES & REGULATIONS

All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by the Declaration, the Articles and the By-laws, shall be subject to and agree to abide by the following restrictive covenants which shall be applicable to all unit owners, their families, guests, invitees, tenants and lessees, to wit :

1. No Lot or Living Unit shall be used in whole or in part for anything other than residential purposes, and no portion of a Lot or Living Unit other than the entire Lot or Living Unit may be rented, and no Living Unit may be rented for hotel or transient purposes. Other than conducting the sale of a Living Unit, no trade, traffic or manufacturing shall be engaged in or carried upon the Property or any part thereof; no hospital, sanitarium, church, private school, riding academy, tavern or any institution of similar or like character shall be conducted or maintained in the Property, nor shall anything be done thereon which may be or which may become an annoyance or a nuisance to the Properties.
2. Common elements and areas shall not be obstructed, littered, altered, deface or misused, except as may be approved by the Board of Directors.
3. In addition to maintenance upon the Common Properties, the Association shall have the right to provide exterior maintenance upon any Lot, subject, however to the following provisions: Prior to performing any maintenance on any Lot, the Association shall determine that said property is in need of repair or maintenance and it is detracting from the overall appearance of the Properties and, except as provided in sub-paragraph (b) of this section, shall furnish thirty days prior written notice to the Owner of such property at his last address listed in the Association's records stating that unless certain specified repairs or maintenance are completed within said thirty (30) day period, the Association shall make said necessary repair and charge the same to owner. Upon the failure of the owner to act within said period of time, the Association shall have the right to enter in upon any such Lot or to hire personnel to do so to make such necessary repairs or maintenance as specified in the written notice. In this connection, the Association may, but shall not be limited to painting, repairing, replacing and caring for roof, gutters, downspouts, exterior building surfaces, trees, shrubs, walks and other exterior improvements.
 - (a) Windows may not be covered by boards unless a Hurricane Watch or Hurricane Warning has been issued by the National Weather Service. All boards and similar window coverings must be removed within three (3) days following the end of such Hurricane Watch or Warning.

(b) Where the need of maintenance of a Lot is abnormally long grass or similar growth giving an excessively unkempt appearance to the property, the written notice need not exceed seven (7) days.

(c) The cost of any exterior maintenance accomplished pursuant to (a) and (b) above shall be assessed against the Lot or Lots upon which such maintenance is done and shall be added to and become part of the annual maintenance assessment, and if said assessment is not paid, shall be a lien upon the property.

4. Speed of vehicles within the PUD is limited to 20 MPH. Reasonable caution should be exercised in all areas. Skidding of wheels on starts, stops or turns is prohibited.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or in any Living Unit, except two (2) dogs and two (2) cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

All dogs and cats permitted on the premises shall be on a leash at all times and may not be tied up outside any Residence. Each Unit owner shall be responsible for the removal of any waste made by his animal on any Common Are or private yard. Nuisances are prohibited on any lot or common are of this Subdivision.

6. No resident shall make or permit any noises that will disturb or annoy any other resident or do or permit anything to be done which will interfere with the rights, comfort or convenience of other residents.
7. No clothes, sheets, blankets or other articles shall be permitted to be otherwise displayed on any part of the Properties except in a yard enclosed by a lattice, fence or other screening device approved by the Architectural Review Committee.
8. No radio or television or other aerial, antenna, tower or transmitting or receiving aerial, or support thereof, shall be erected, installed, placed or maintained upon any Lot or Living Unit or upon any building or structure, except those devices which may be erected, installed, placed, or maintained and used under eaves or entirely within the enclosed portion or the individual dwelling unit or garage; and in no event shall such devices protrude above the highest point of the dwelling or Living Unit situated upon such Lot.
9. No exterior lighting fixture shall be installed on any Lot or Living Unit without adequate and proper shielding of fixture. No lighting fixture shall be installed that may become an annoyance or a nuisance to the residents of adjacent properties.

10. No truck of larger than three-quarter ton capacity, no trailer, recreational vehicle-type unit, mobile home, bus boat trailer, and no boat of any kind shall be parked, left or stored upon any Lot or Common Area other than in a garage, for more than forty-eight (48) hours, and then only if such vehicle or boat is operable and in a good state of repair.
11. No vehicle belonging to a resident or his guests shall be parked in such a manner as to impede or prevent ready access of another resident's Living Unit. No vehicle may remain on any Common Area except for temporary parking at the recreation parking area, and only while using the recreational facilities.

No vehicle which cannot operate under its own power or which is not registered shall remain within the PUD for more than forty-eight (48) hours, unless they are in a garage, or enclosed by a fence or other screening device approved by the ARC.

12. Proper window treatment, which may include, but is not limited to, curtains, drapes and blinds, must be installed within 30 days of occupancy.

13. Except as otherwise permitted by the ARC, no sign of any character shall be displayed or placed upon any Lot or Living Unit except "for rent" or "for sale" signs, which signs may refer only to the particular premise on which displayed, shall not exceed two square feet in size, shall not extend more than three (3) feet above the ground and shall be limited to one (1) sign per Lot or Living Unit.

14. Pool Rules:

- a) No life guard on duty –Swim at your own risk
- b) Hours; 9:00 a.m. to 8 p.m. (adjusted seasonally)
- c) Residents and authorized guests only. All guests must be accompanied by resident.
- d) No running, diving or rough play
- e) No profanity or loud or abusive behavior
- f) No rafts floats
- g) No glass bottles
- h) Radios must be kept at a low volume at all times
- i) No animals
- j) Proper swimming attire only – no cut-offs
- k) Children in diapers must wear swimming diapers when using pool
- l) Shower before entering pool
- m) Children under 14 must be accompanied by a responsible adult
- n) Lock gate after entering pool area and when leaving pool area
- o) Persons utilizing pool or recreational facilities are responsible for leaving area clean and equipment in proper condition

p) Identification may be requested of any person using the pool by any unit owner or Management. Failure to reasonably produce identification may be regarded as a trespass.

15. Tennis Rules:

a) Rubber-soled shoes only

b) No skates or skateboards

c) If someone is waiting, please limit your playing time to one (1) hour for singles and two (2) hours for doubles

d) Lock gate at all times

e) Hours: 8:00 a.m. to 11:00 p.m.

16. Owners shall be held responsible for the actions of their children and their guests.

17. Any damage to any building, fence, recreational facility or other common areas or equipment, caused by any resident or his guests shall be repaired at the expense of the owner.

18. No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain in any area. No fires for burning of trash, leaves, clippings or other debris or refuse shall be permitted on any Lot. Refuse containers must be tied or closed at all times and kept with a utility yard or other enclosure so same is not open to view by the public or residents within the vicinity. Said containers can be placed, however, at street side for removal of refuse up to twelve (12) hours prior to announced pickup time. Said containers must be returned to utility yard or enclosure within twelve (12) hours after announced pickup time.

19. No wire or chain link fence shall be constructed or permitted on any Lot other than as may be approved by the ARC for recreational or other facilities located on the Common Properties.

20. Water supply wells may be constructed or permitted for irrigation purposes only. ARC approval of construction plans is required in each case.

21. If investor is renting his Living Unit, the use of all amenities such as swimming pool, tennis courts, parking area, etc., are relinquished to the lessee.

22. In addition to these Rules and Regulations, the Board of Directors reminds all owners and occupants of ordinances adopted by the City of Winter Springs, governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and firearms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of Wildwood rules and regulations as well.

23. In the event a unit owner is in violation of the terms and provisions of any of the foregoing restrictions and, after notification by the Board of Directors or the Manager, continues to violate such restriction(s), such unit owner shall pay for all costs and expenses, including legal fees of legal proceedings brought to enforce the violated restriction, provided that the party seeking to enforce the restriction has been successful in litigation.
24. These Rules and Regulations will become effective on October 28, 2009.

Voted upon and approved _____

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Cathryn Valor, Secretary