

**NORTHWIND HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
REVISED JULY 25, 2009**

1. PARKING No parking or driving off of paved areas. Special circumstances require prior approval from the manager of Northwind. Please have guests use the gravel areas for parking and not your neighbors space without permission from your neighbor. Improperly parked vehicles may be towed at the owner's expense. FL Statutes Chapter 715.07.

2. SPEED LIMIT Drive slowly through the complex. Watch out for children, animals and cars backing out especially near the dumpsters.

3. PETS All residents are responsible for the immediate removal of animal waste while walking their dogs and must be in possession of a device (plastic bag) to do so. Violators will be reported to the Escambia County animal control authorities. Escambia Co Code of Ordinances Chapter 10 -11 (f). In addition, Violators could be fined by the Association up to \$100.00 per occurrence. FL Statutes Chapter 720.305 (2).

4. BE CONSIDERATE OF OTHERS Be courteous with regard to your neighbor's rights. Loud stereos or late night parties should be kept to a minimum. This should also include the storage of personal property. Personal property should be stored in a manner that is not offensive to other residents and does not distract from the general appearance of the community.

5. DUMPSTERS All household trash/garbage must be placed in a plastic bag and secured before placing it in the dumpsters. This helps prevent loose trash from being scattered in the community when the dumpsters are being emptied by ECUA. It also helps minimize offensive odors. This should be done as a courtesy to residents who live in close proximity to the dumpsters as well as residents who park next to dumpsters. Please do your part to help keep the community as sanitary as possible. Also large items such as couches and mattresses require a special ECUA truck for removal. If you have a large item to be removed, you must call Jennifer Rigby 477-5908 (ext 6) in advance to schedule the pickup with ECUA.

6. PERSONAL PROPERTY All personal property must be stored within the patio fenced area when not in use. This includes toys, bicycles, tools, ice chests, hoses & sprinklers, etc. The only exceptions are lawn furniture and swingsets. The area between the patio fences is not to be used as a storage area. The only items that should be between the fences are the air conditioners.

7. FENCES Hanging clothes, children's pools, rugs, towels, etc. on fences is prohibited except on a very temporary basis. Clothes lines must be kept below the height of the fence and cannot be visible by other residents.

8. RECREATIONAL VEHICLES must be parked in assigned parking spaces or gravel areas. Any other area must be approved by the Board of Directors.

9. ABANDONED CARS are not permitted to be left on the property for an extended period of time.

10. EXTERIOR MODIFICATIONS are prohibited unless approved by the Architectural Control Committee.

11. PLANTS directly in front of each unit are the responsibility of the individual owner/resident to maintain.

12. SIGNS Real estate signs are limited to 5 square feet. All other signs are prohibited with the exception of temporary yard/garage sale signs which must be removed immediately after the sale is over.