

**WINDWOOD HOMEOWNERS ASSOCIATION INC.
3200 WINDWOOD BLVD
BOCA RATON, FLORIDA 33431**

March 11th, 2025

Greetings Windwood Unit Owners,

This is an additional reminder pertaining to the Windwood Homeowners Association parking pass regulations.

Residents and unit owners of the Windwood Community are not provided with guest passes.

Residents and Unit Owners of Windwood are required to obtain a community access decal within 10 days of taking residence within Windwood.

PARKING AND VEHICLES

With parking spaces at a premium, please assist the community's efforts to ensure that there are available spaces for all residents.

- c. There is only one assigned and limited guest parking in the condominium associations. Condominium residents are limited to three (3) vehicles per unit. Residents of the condominiums and open parking villas in Hardwood, Inglewood, and Kingswood are limited to parking up to three (3) vehicles per unit at any time.

2. VEHICLES

- a. Resident's vehicles must display a current motor vehicle license tag. All vehicles must have a Windwood bar code decal and/or a guest pass visible on the vehicle dashboard at all times or be subject to booting. Decals will be applied by association staff only and can be purchased at the association office. Portable bar codes are not permitted.
- b. Owners and Tenants (residents only) must purchase a bar code decal within ten (10) days of commencement of residency at Windwood.

To align with the Association Rules and Regulations, which state condominium, Hardwood, Inglewood and Kingswood are only permitted to

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have three vehicles per unit the Association will only provide three access decals per unit. Additional vehicles are not permitted.

Unit Owners and Residents in Ashwood, Buttonwood, Cottonwood, Driftwood and Eastwood are permitted to park the number of vehicles that will fit in their individual garages and driveways without impeding onto the roadways or common property.

Access Decals can be provided, upon request, to these vehicles within these units as long as the vehicles can be contained in the garages and driveways and the vehicles are registered to individuals registered with the Association.

RESIDENCE USE AND OCCUPANCY

2. All residents shall comply with sale, lease and lease renewal screening procedures before the sale or leasing occurs. Each adult 18 years of age or older must complete and submit an application for Lease/Purchase approval (this process may take 5-30 days) and attend the mandatory screening orientation before occupancy. All tenants must provide a \$200.00-dollar common element deposit with the Windwood Homeowners Association. No unauthorized occupants, whether roommates or otherwise are permitted. Subleasing and "Air B&B" is prohibited.
3. All lease renewals must be submitted to the Association, including a per individual lease renewal processing fee, for approval.
4. No unit shall be occupied by more than three unrelated parties.
6. No guest may stay more than 30 days within a calendar year. A guest staying longer must be screened and approved to remain in the community.

The Security Gate attendants have been instructed that guest passes for residents are not permitted.

If you are leasing your units please forward this information to the unit occupants.

Thank you

The Windwood HOA Board of Directors and Management Team.