

**WILLOW SPRINGS HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS**

The following is a simplified and summarized version of some of the rules and restrictions set forth in the Declaration of Covenants and Restrictions of Willow Springs, made on May 5, 1987, and filed of record. It is intended to provide an easier-to-read version of some of said rules and restrictions and any Board action relating thereto but is not intended to vary, alter, amend or add to said rules and restrictions of May 5, 1987.

**I MAINTENANCE (3.10)**

**1. LANDSCAPING (3.10.2 5.10 5.23)**

The ASSOCIATION shall maintain the grass areas of all of the lots including mowing, trimming, fertilizing, replacements and weed, insect and disease control. Also maintain the sprinkler system. The owner shall be required to install and maintain tasteful landscaping on his lot in accordance with landscaping plans approved by the ASSOCIATION. All landscaping shall be maintained by the owner in first class condition and appearance.

**2. UNIT ROOFS (3.10.3 5.11) (Board 4-8-91 & 6-10-91)**

Each homeowner shall maintain his roof in first class condition. The ASSOCIATION shall provide periodic cleaning of the roof and the caulking and cementing of the skylights.

**3. EXTERIOR PAINTING (3.10.3 5.11) (Board 4-8-91)**

The ASSOCIATION provides periodic wall painting of all unit exterior surfaces, including the lanai ceiling, roof overhang and gutters, but excluding all exterior surfaces of sliding doors. Homeowners may not change the exterior color without the consent of the ASSOCIATION.

**4. PRESSURE CLEANING OF HOUSES (Board action 12-11-89)**

Pressure cleaning of the exterior of the house is the responsibility of the individual owner.

**5. DRIVEWAYS AND SIDEWALKS (5.11 Board action 11-12-90)**

Each homeowner is responsible for keeping his driveway and sidewalk clean and free of debris. He is also responsible for repairing, replacing or resurfacing any cracks, damaged or eroded areas.

**6. EXTERIOR LIGHT FIXTURES (Board action 8-12-91)**

Each homeowner is responsible for the maintenance of exterior light fixtures on his house. Any replacement by the individual must be approved through the Architectural Control Committee.

**7. BERMUDA SHUTTERS (5.11 Board action 5-13-91)**

The individual homeowner is responsible for the maintenance and repair of his bermuda shutters.

## II USE AND RESTRICTIONS (3.11.4)

### 1. OCCUPANCY (5.2)

No units shall be permanently occupied by more than two persons for each bedroom in the unit.

### 2. NO TRADE OR BUSINESS (5.3)

No trade, business, profession or commercial activity shall be conducted upon or within any unit.

### 3. SALES & LEASES (5.4) (Board 2-12-91)

All leases of a unit must be in writing and copies delivered to the ASSOCIATION prior to occupancy by the tenant. No lease shall be less than one year. Subleases are prohibited without prior written approval of the ASSOCIATION.

### 4. OUTSIDE STORAGE OF PERSONAL PROPERTY (5.5)

The personal property of any resident shall be kept inside the unit. No personal property may be stored on the exterior of any unit.

### 5. PORTABLE BUILDINGS (5.6)

No storage buildings may be constructed or located on any lot.

### 6. GARBAGE AND TRASH (5.7)

Garbage and trash is required to be placed at the front of the lot (NOT ON THE GRASS AREA) to be collected, however, not before 5:00 P.M. on the day before the scheduled day of collection. All trash cans must be removed on the collection day.

### 7. VEHICLES (5.8)

Only automobiles, small trucks and other vehicles used as private passenger vehicles, may be parked overnight at the unit, without the prior written consent of the ASSOCIATION. No vehicle with commercial lettering or commercial equipment shall be parked outside overnight without prior written consent of the ASSOCIATION. This also applied to recreational vehicles, campers and trailers. NO VEHICLES SHALL BE PARKED ON THE STREETS (only in garages or driveways). MOTORCYCLES are not permitted except with prior written consent.

### 8. PETS (5.9)

No animals except for common household domestic pets. No pet shall be kept outside of a unit or in any screened porch or patio, unless someone is present in the unit. Any resident shall pick up and remove any solid animal waste deposited by his pet on the property. ALL PETS MUST BE ON A LEASH WHEN OUTSIDE OF A UNIT.

9. ARCHITECTURAL CONTROL (5.10)

To preserve the integrity of the community all changes to the exterior of the building or landscaping must be submitted to the Architectural Committee for approval and Board action.

A) The owner shall obtain approval for any addition, improvement, or change of any kind to the following:

Common Area    Owner's lot    Owner's unit exterior    Landscaping

Approval Procedure

A) Owner must submit ASSOCIATION form "Request for Review or Architectural Landscape Modification" to:

Willow Springs Homeowner's Association, Inc.

%Keys-Caldwell, Inc.

1162 Indian Hills Blvd.

Venice, FL 34293

B) The request should be received by the Association between the 15<sup>th</sup> and the last day of the month.

C) Requests should be submitted in duplicate accompanied by a self-address stamped envelope.

D) Request should include the following: Sketches Dimensions  
Materials Color Design Location

Note:

Before any digging, it is advisable for the Owner to check the location of the following:

Irrigation System

Telephone Lines (Verizon)

Cable TV Lines (Comcast Cable)

Power Lines (FPL)

It is the Owner's responsibility for any damages to the above.

10. AIR CONDITIONING UNITS (5.12)

No window, wall or portable air conditioner units are permitted.

11. CLOTHESLINES AND OUTSIDE CLOTHES DRYING (5.13)

No clotheslines or clothespoles shall be erected, and no outside clothes drying is permitted.

12. OUTSIDE ANTENNAS (5.15)

No outside signal receiving or sending antennas, dishes or devices are permitted.

13. SIGNS (5.19) (Board Action 8-12-91)

Signs shall not be placed on the exterior of any Unit without prior written approval of the Association. FOR SALE SIGNS ON GARAGE DOOR ONLY  
18" x 24" maximum size.

14. BOATS (5.21)

No boats may be kept or stored outside of any Unit.

III QUARTERLY ASSESSMENTS AND LATE FEES (6, 7.1.1 5-8-89; 8-12-91; 9-9-91)

Quarterly billings of assessments are mailed to homeowners between ten and fifteen days prior to the beginning of the quarter. Payments are due on the first day of the quarter. A \$10.00 penalty fee is charged if the assessment is not paid within 10 days from the due date.

## Willow Springs – Rules and Regulations Changes

### I MAINTENANCE

#### 2. UNIT ROOFS (3.10.3 5.11) (Board 4-8-91 & 6-10-91)

Homeowners are responsible for all roof repairs – including leaks and will maintain the roof in first class condition. The Association will provide periodic pressure cleaning of the roof.

#### 7. BERMUDA SHUTTERS (5.11) (Board Action 5-13-91 & 5-19-98)

Homeowners are responsible for the maintenance and repair of the Bermuda shutters. Shutter locations may be changed and additional shutters may be placed but shutters may not be discarded. If damaged shutters cannot be repaired they must be replaced.

#### 8. (New – Board May 19, 1998) (3.10 5.24)

It is the homeowner's responsibility to properly care for all external wooden structures or components of the house.

### II USE RESTRICTIONS

#### 11. Outside antennas (Board 5-19-98)

Request antenna information sheet from Architectural Control Committee.

### III QUARTERLY ASSESSMENTS AND LATE FEES – (Board 5-19-98)

Change Penalty fee to \$30.00

#### PROPOSED ANTENNA INFORMATION SHEET

There is no approval process

Dishes up to 1 meter may be purchased and installed

Preferences for location are:

1. Screened in backyard
2. Unscreened in backyard
3. On the roof below roof line
4. In the side yard
5. Screened in front yard

To reduce visibility antennas may require painting with an acceptable color.

## **EAST VILLAGE RECREATION CENTER**

### General Rules and Regulations:

1. Use of the East Village Recreation Center is limited to residents and their temporary house guests.
2. Entrance to facilities is by magnetic key card issued to residents (one per household). Only residents and their temporary house guests may use the card.
3. Residents are responsible for the actions of their family and guests.
4. Children under 12 years of age must be accompanied by an adult (person over 18). Parents (or accompanying person), are responsible for the conduct of their children.
5. Persons under the influence of alcohol or illegal drugs will not be permitted to use the premises.
6. Management had the right to close the facility at any time for repair or maintenance.
7. Employees have the right to enforce these rules and regulations.
8. The Board of Directors reserve the right to restrict or revoke the use of these facilities for any violations of the Rules and Regulations.
9. The facilities will not be used for commercial, religious or political purposes.
10. Report any violations of rules and regulations to the manager.
11. Magnetic key will gain access to pool, spa, shower room, locker, wash rooms, exercise room and tennis courts but not the Club Room.

**ALL RECREATIONAL FACILITIES ARE USED AT THE USER'S OWN RISK.**

## **EAST VILLAGE RECREATION CENTER**

### Pool Rules:

1. Users must shower before entering the pool.
2. Children under 12 years of age must be accompanied by a responsible person of at least 18 years of age who will be responsible for the conduct of the children.
3. Proper swimming attire should be worn in the pool. No shorts or cut-offs. Children in diapers are not permitted in the pool.
4. No inflatable rafts, toys or equipment, nor scuba gear is permitted.
5. No wheeled toys, bicycles, skates nor skateboards allowed in the pool area.
6. No pets allowed in the pool area.
7. No pool furniture will be removed from the deck area.
8. No glass containers permitted in the pool area.
9. Refreshments are permitted on the table tops only. No alcoholic beverages are permitted.
10. Trash will be disposed for in proper containers.
11. No running, pushing, wrestling or physical disturbance nor rowdy conduct will be permitted in the pool area. No diving nor jumping in the pool allowed.
12. Employees have the authority to enforce these rules, and to clear the pool area at any time.
13. The pool may only be used during daylight hours, and the pool must be emptied in inclement weather or whenever an electrical storm is near or imminent.
14. ANY VIOLATIONS MAY RESULT IN THE BOARD OF DIRECTORS LIMITING OR REVOKING THE USE OF THE FACILITIES.

**ALL RECREATIONAL FACILITIES ARE USED AT THE USER'S RISK.**

## **EAST VILLAGE RECREATION CENTER**

### Spa Rules:

1. Residents and their temporary house guests must shower before using the spa.
2. No one under the age of 18 is permitted in the spa except when accompanied by a parent.
3. Proper bathing attire must be worn. No cut-offs or shorts.
4. No food or glass containers permitted in the spa area.
5. **CAUTION: PROLONGED USE OF THE SPA CAN BE HAZARDOUS TO YOUR HEALTH. LIMIT EXPOSURE TO 4 MINUTES.**
6. Employees have the right to clear the spa area and to enforce rules at all times.
7. Any violations of the rules may result in the Board of Directors to limit use or revoke the use of the magnetic card.

**ALL FACILITIES ARE THE USER'S RISK.**



## **EAST VILLAGE RECREATION CENTER**

### Shuffleboard and Tennis Court Rules:

1. Shuffle board equipment may be had in the equipment room through the use of a proper magnetic card.
2. The equipment must be properly used and returned in as good condition as received.
3. No metal spikes or improper shoes will be permitted in the court area.
4. No glass containers of any kind are allowed on the courts.
5. Children under 12 years of age must be accompanied by a responsible adult (at least 18 years of age) when playing, who shall be responsible for the conduct of the children.
6. Courts will be assigned on a first come basis. Play is limited to one hour for singles and 1 ½ hour for doubles.
7. No bicycles, skateboards, skates, or similar equipment are allowed on the courts.
8. No pets permitted in the court area.
9. Courts shall be left in as good condition as found.
10. ANY VIOLATIONS WILL RESULT IN THE BOARD OF DIRECTORS LIMITING OR REVOKING THE USE OF THE FACILITIES.

**ALL FACILITIES ARE USED AT THE RESIDENTS RISK**

## **EAST VILLAGE RECREATION CENTER**

### Club Room and Bulletin Board:

1. Reservation requests should, whenever possible, be submitted two weeks in advance to the manager. Magnetic key will not gain access to the Club Room.
2. \$35.00 will be requested as a deposit, to be refunded if Club Room is left clean and in good condition. Any breakage will be deducted from the deposit, and any costs beyond the deposit will be charged to the user.
3. Activities are limited to family and recreational parties and may not be used for commercial, political or religious events.
4. Use of the bulletin board is likewise limited to recreational and social information and may not be used for commercial, political or religious purposes.
5. No papers may be posted on the bulletin board or on the premises of the East Village Recreation Center except by the Manager, and will be initialed by him.

**ALL FACILITIES ARE USED AT THE USER'S OWN RISK**