

Windsor Bay Rules and Regulations

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WBHA Rules & Regulations

The following are suggested rules and regulations put together by the WBHA Rules & Regulations committee. Many of these rules appear in the master association rules. We have selectively chosen the rules we feel are most important and/or most frequently violated. We have modified, extended, and/or added rules. Windsor Bay residents are still responsible for all of the rules from the official documents they received at their closing unless a rule in this document supercedes it.

Architectural Approval

You are not permitted to proceed with any of the following items without prior written approval from the WBHA. WBHA shall respond to all submitted requests within 10 days.

- Grading
- Excavation
- Tree removal
- Change of exterior color
- Alteration of exterior appearance of any structure (including such items as exterior doors and garage lights)

This rule is a clarification/elaboration of rule 3.2(b) and 3.2(c).

Fences & Shrubs

With WBHA approval, you may install a white fence as long as it does not exceed 5 feet in height. No owner shall be permitted to install a fence across the lake maintenance easement until such owner has received written approval from all applicable governmental agencies as well as from the master association. All permitted fences on lots/parcels abutting the lake maintenance easement must be aluminum picket.

No hedge or shrubbery over 8 feet is allowed.

This rule is a clarification/elaboration of rule 3.2(g)(ii), 3.14, and article XVI section 16.

Exterior Mechanical Equipment

Decorative shrubs are required around air conditioners, pool pumps, sprinkler pumps or other similar mechanical equipment. If the equipment is concealed by a privacy fence or a picket fence lined with shrubs, it is not necessary to have shrubs around your mechanical equipment.

This rule is a clarification/elaboration of rule 3.2(g)(iv). Before this rule can be published, we need to verify that not requiring shrubs in the presence of a privacy fence does not violate any Coral Springs ordinances.

Exterior Colors

Exterior color changes must be approved by WBHA.

This rule is a clarification/elaboration of rule 3.3. It is probably not necessary since it is mentioned in an earlier rule.

Factory Built/Temporary Structures

No factory built structure such as a mobile home may be erected or placed on any lot. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed on a parcel.

This rule is a clarification/elaboration of rule 3.4 and article XVI section 2

Landscaping

Lawn appearance and weed control must be maintained. After newly planted trees take root, temporary supports must be removed. Hedges/shrubs must be trimmed to maintain pleasant appearance. All major landscaping changes require WBHA approval.

This rule is a clarification/elaboration of rule 3.5.

Driveways and Parking

Weeds growing between pavers must be controlled. Anthills in driveway must be killed. No mats or similar items to control leaky vehicles should be left in view. Driveways must be kept clean (we recommend pressure cleaning followed by sealing). If replacing a portion of your driveway or extending existing driveway, you must use the same style and color pavers as you already have.

If at all possible, avoid parking in street, as it is inconsiderate to your neighbors. If you must park in the street, on even days park on the side of the street with even numbered homes, and on odd days, park on the side of the street with odd numbered homes. Do not park within 75 feet of a street corner. When a street "T's" into a street that crosses in front of it (such as where you enter Windsor Bay), do not park opposite of the street – vehicles need extra room when turning into a street that may have traffic coming from the opposite direction.

Do not park on lawn without homeowner's permission.

This rule is a clarification/elaboration of Rule 3.6

Antennas and Flagpoles

If you plan to install a satellite dish, you should know that the City of Coral Springs requires a permit. You may install a satellite dish, outside antenna, antenna pole, antenna mast, electronic device, or antenna tower as long as there is appropriate landscaping and/or other screening. The decision of what constitutes landscaping and/or screening shall be made by WBHA whose decision shall be final.

No more than one flagpole per plot for display of the American flag only will be permitted and the flagpole design and location must be first approved in writing by WBHA. No flagpole shall exceed a height of fifteen feet above ground level or the height of the dwelling unit (whichever is less).

This rule is a clarification/elaboration of Rule 3.8

Garbage

All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool equipment, etc. must be kept out of site. Garbage may not be placed at the curb before 7PM on the night before pick-up. All emptied cans and uncollected garbage must be removed from the curb no later than 7PM on collection day (as required by the city of Coral Springs).

This rule is a clarification/elaboration of Rule 3.10

Mail Boxes

Mailboxes and posts must be standard in appearance. Mailboxes must be maintained (if they turn yellow from rusty sprinkler water, you can purchase a cleaning solution from stores such as Home Depot and Lowe's). There shall be no decorations on the mailboxes except during holidays; your decorations should be taken down promptly when the holiday is over.

This rule is a clarification/elaboration of Rule 3.15

Vehicles

No commercial vehicle allowed for more than four hours unless necessary for construction or repair of structure. No vehicles used in business for the purposes of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (1/2) ton capacity shall be parked in the community.

No bus, boat, boat trailer of any kind, camper, mobile home, or disabled vehicle shall be permitted unless it is enclosed in a garage.

No vehicle repairs or maintenance shall be allowed in a driveway or on a street in the community.

This rule is a clarification/elaboration of Rule 3.17 and article XVI section 5.

Pets

Pets must be on leash at all times when outside of your home and/or fenced in yard. You must clean up after your pet. The law in Coral Springs also requires these items.

This rule is a clarification/elaboration of Rule 3.18

Maintenance of Premises

No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any plot, and no refuse or unsightly objects may be placed on any plot. Upon failure to maintain the premises, the WBHA can order improvements/corrections at homeowner's expense.

Additionally, you must reasonably maintain the exterior appearance of your home to the satisfaction of WBHA. This includes, but is not limited to, your exterior paint, roof, driveway, absence of personal items left in view of the community, etc.

This rule is a clarification/elaboration of Rule 3.19

Boats and Lakefront Property

No boathouse, dock, wharf or other structure of any kind shall be erected, placed, altered or maintained on the shores of any lake within the community.

No motorized boats shall be permitted on or in any lake within the community. No motorized boat, trailer or vehicular parking shall be permitted on any lake slopes or shore areas within the community.

No motorized boats shall be operated on any lake or water body except by WBHA or its designee for maintenance purposes.

No plantings of any kind shall be made by any parcel owner in any lake maintenance easement as shown on the plat.

No parcel owner shall be permitted to install a fence across any lake maintenance easement until such parcel owner has received written approval from all applicable governmental agencies, including, but not limited to the Pine Tree Water Control District, as well as from the architectural review board. All permitted fences on parcels abutting any lake maintenance easement must be aluminum picket.

This rule is a clarification/elaboration of Article XV sections (a)-(f)

Outdoor Recreational Equipment

Portable basketball nets that have the capability of being retracted should be stored out of site when not in use. If the net cannot be retracted, it must be moved away from the street close to the garage when not in use. The installation location and style of any playground/swing set must be approved by WBHA. Personal belongings may not be left in view of the community (i.e. bicycles, scooters, strollers, etc.)

This rule is a clarification/elaboration of Rule 3.23

Signs

No signs, except as approved by WBHA and the architectural committee shall be placed, erected or displayed on any parcel, provided, however, a "For Sale" or "For Rent" sign no larger than eighteen (18) inches by eighteen (18) inches shall be permissible. Alarm signs and pool construction signs are also permitted.

This rule is a clarification/elaboration of Article XVI section 6

Business

No business shall be conducted in any parcel that generates traffic from clients, customers, and/or business associates.

This rule is a clarification/elaboration of Article XVI section 7

Nuisance

No nuisance or any use or practice that is a source of annoyance to other parcel owners, or interferes with the peaceful possession and proper use of the parcels by the residents of the community shall be allowed upon any parcel.

This rule is a clarification/elaboration of Article XVI section 9

Clothes Line

No clothes, linens, or the like, shall be hung on clothes lines or in any other manner, outside of a unit or parcel.

This rule is a clarification/elaboration of Article XVI section 15

The following items are not based upon or elaborations of existing rules but instead additional rules to supplement and help maintain the beauty and harmony of our community.

External Lighting

You may not use colored lights for landscape lighting and/or your garage lights. Colored lighting is permitted with your holiday decorations however your decorations should be taken down promptly when the holiday is over.

Children

Due to the lack of recreational areas and sidewalks in our development, it is not uncommon to find children playing in the streets. It is of the utmost importance that you drive carefully to maintain the safety of our children. It is also important that parents explain to their children that while they may play in the street, the primary purpose of our streets is for vehicles to enter and leave our community. As such, it is important for children to be mindful of the vehicles and to move out of the way when a vehicle approaches clearing any recreational equipment that they have placed in the street.

Speed Limit

You must obey the posted speed limit in our community. Remember that there are no sidewalks in our community so it is not uncommon to find adults and children walking or playing in the streets.

This is in anticipation of an official speed limit posted by WBHA

Lawn Clippings

When you or your lawn service finishes cutting your lawn, you must clean the clippings and dirt that finds its way into the street. This means either sweeping the lawn clippings and dirt for disposal, or using a blower to blow the clippings back onto YOUR lawn. It is inconsiderate to your neighbors to leave your clippings in the street!

Garage Sales

To the board: We had a difficult time deciding if we should prohibit garage sales from the community. We would like to hear the thoughts of the board members on this topic.

Storm Shutters

Storm shutters may not be installed unless the region is threatened by an approaching storm. Once the storm passes, storm shutters must be taken down and stored in no more than 7 days after the storm ends.

Possible Fines for Non-Compliance

The rules & regulations committee feels that residents should be penalized for not complying with the rules and regulations of the WBHA after they have been given

reasonable notice of their violation and an opportunity to correct it. Sample fines could be: \$100 for first violation, \$500 for second violation, and \$1,000 for third violation.