

WOODBINE SPRINGS PLANTATION RULES AND REGULATIONS – UPDATED JULY 2020

The adoption of rules and regulations is authorized by our Association By-Laws Art VII Sec 1, and Florida statute 720. The following rules and regulations have been adopted for the betterment of our community. These rules nullify and replace ALL previous rules and regulations.

COMMUNITY PROPERTY IS CONTROLLED BY THE BOARD OF DIRECTORS: By Laws - Art VII Sec 2

- **Parks** – Parks are for the use of WSP Residents and their “**accompanied**” Guests Only. Residents are responsible for their Guests and cleanup of any debris or trash.
- **Lake/Fishing** – Residents do not have the authority to grant access to Guests *except* as follows:
 - **Residents must accompany** any guests using the lake
 - Residents **cannot have more than 2 guests** Boating and/or Fishing in the Lake at any one time in aggregate. They must be accompanied by the someone “living” in the home permanently, if in a boat/canoe for example.
 - **ACCESS CANNOT BE GRANTED TO A GUEST’S BOAT ON OUR LAKE.**
 - Guest Kayakers or similar vessels launched from community property must be accompanied by a resident **when launching and returning**, and are subject to the same **2**-person guest limit.
 - Guest and Residents are to **keep clear by at least 30ft from all Private Property** along the Shoreline.
- **Identification may be required** to continue usage of our Parks/lake if requested by a Board Member or other authorized resident holding a WBS Park Ranger Badge.
- **Catch & Release of all fish** should be practiced unless otherwise permitted by the Board. **Note-** Fish in our Lake are known to have some level of Mercury. Check the FWC Health Department Consumption guidelines @ <https://dchpexternalapps.doh.state.fl.us/fishadvisory/>

FAILURE TO COMPLY WITH HOA PARKS & LAKE RULES MAY RESULT IN **SUSPENSION OF COMMUNITY PROPERTY USAGE, OR VOTING RIGHTS AS GRANTED UNDER ART VII SEC 1 OF OUR BY LAWS**

Pellet/BB guns/Bows/Cross-Bows etc must not be discharged outside the confines of any residents property line. Firearms are governed by the State and Local governments.

Parking – Parking shall ONLY be in the driveway and or garage. Parking on the grass, along the street-side, or in the street is prohibited. Exceptions for parking of recreational vehicles /vessels temporarily to prepare for use or cleaning/maintenance, etc. **shall be coordinated with the management company. Overnight parking on community parking areas is prohibited.**

Pets – All pets must remain secured within a resident’s Property Line. Pets must be on a leash and the owner must pick up after the pet when walking.

Reservations for Roland Park –Contact the HOA for a reservation. Residents must post a schedule at the park at least (3) days prior to the event, and there is **4-Hour Maximum**. The HOA cannot prevent other Homeowners from using the Park at the same time, any conflicts will need to be resolved between the parties involved.

Trash Containers - Garbage containers must be stowed out of site from the roadway except the day before pickup and no later than 10pm the day of pickup. **Trash cans must be kept at the edge of the road and avoid Blocking Vehicles.**

NO BURNING OF LEAVES OR YARD DEBRIS AT ANY TIME!

“THIS ACTIVITY IS CONSIDERED A VIOLATION OF ART IV SEC 10 “NOXIOUS AND OFFENSIVE ACTIVITY”.

THE WOODED COMMUNITY PROPERTY ALONG THE DAM IS **OFF LIMITS/NO TRESPASSING/NO LOITERING BY EVERYONE, **INCLUDING RESIDENTS AND THEIR CHILDREN!****

Roadside Trash – Only YARD DEBRIS is permitted along the Roadside in the HOA Right of Way (Art II Sec 2 ,Grants this Authority) This debris is NOT permitted to sit alongside the Road for more than **3** days total –**HOME TRASH IS NOT PERMITTED ALONG THE ROAD-SIDE IE: APPLIANCES/REFRIGERATORS/FURNITURE/FLOORING ETC**
“THIS ACTIVITY IS CONSIDERED A VIOLATION OF ART IV SEC 10 “NOXIOUS AND OFFENSIVE ACTIVITY”.