

Woodbine Springs Plantation Rules and Regulations

The following rules and regulations have been adopted in addition to the covenants for the betterment of our community, the maintenance of our property values, and to ensure everyone enjoys living in our neighborhood. The adoption of rules and regulations is authorized by our WSPHOA By-laws (Art.VII, Sec. 1), Declarations, and Florida Statute 720. Updated 2024

Parking – Parking shall be in the driveway and or garage only. Parking on the grass or the street is prohibited. Exceptions for party gatherings, and parking of recreational vehicles temporarily to prepare for use. **Overnight parking in community parking areas is prohibited.** Boats, campers, trailers, jet skis, and 4 wheelers must be parked behind a fence and camouflaged from the front of the street (from behind a fence). **WSPHOA has resorted to towing vehicles – we do not want to make that a regular process.**

Reporting of violations – Suspected violations shall be reported to the WSPHOA via email to epm@epmfl.net.

Reservation of the common areas for functions – Residents are required to post a notice with a schedule of events at the park at least three (3) days prior to the event. The host of the event is responsible for cleaning the common area after use. Special events will have a 4-hour maximum. Overflow Parking may be directed to the boat ramp area if necessary.

Architectural Changes - ANY changes or alterations made to any part of a home or lot must be approved in writing by the ARC (Architectural Committee). ARC requests are available on the Etheridge Property Management website. epm@epmfl.net

Lake, Parks, Gazebo- WSP's common areas are for the use of residents and their guests only. Common areas may be used from sunset to sundown. Boats on our lake must be owned by a WSP homeowner. Fishing is catch and release only. Please remain away/off any private property adjacent to the lake. Trespassers/poachers will be prosecuted under Florida Statutes for Trespassing. Parking in these common areas is for lake/park/gazebo use only. These parking areas may not be used for personal overflow parking.

Yard maintenance -Yards and landscaping must be maintained at all times. This includes your front AND back yard. Hedges used as “fences” on the side or rear of your residents may not exceed 6 feet. An ARC request form is required for ALL landscape changes. **Cutting trees down is a violation, we will prosecute.**

Pets-All pets must be secured within the resident's property line. Pets must be on a leash when walking with owners.

Pet owners must pick up after pets and dispose of waste in their own garbage container. Nuisance barking from animals left outside will not be tolerated.

Signage - The only signage permitted on a homeowner's lawn is a “for sale” sign. Business signage for roofing, tree service, pools, lawn service, driveway repair, and all other advertising will not be allowed.

NO Burning of Leaves or Lawn Debris – This is a Noxious and Offensive activity under Art. 4 Sec 10.

Driveways – Homeowners **may not** enlarge their driveways without approval from the ARCH Committee. We are not a commercial parking lot. There is a 5 ft utility easement along the front and side of each lot that cannot be built upon.

This is merely a brief overview of the WSPHOA Declarations regarding the most common questions or violations. For a full and comprehensive copy of ALL the Covenants and Restrictions please go to www.epmfl.net