

Woodland Oaks HOA Rules & Regulations

The following is provided to maximize the enjoyment of all owners and residents residing in Woodland Oaks, help provide a high-quality neighborhood and maintain property values. These are based on the Woodland Oaks' governing documents and city and/or county requirements.

Appearance:

1. No alteration to the exterior of any dwelling (including color), lot, building, fence, or other structures shall be made without Board approval. No items detrimental to the appearance of the subdivision shall be permitted on any lot.
2. All premises shall be maintained in good repair, shall be clean and not constitute a nuisance.
3. Appropriate drapes for each window and glass sliding door shall be maintained within the dwelling. The backs of such window coverings shall be of a white, off white, or earthtone color to maintain a uniformity of visible color throughout the subdivision.
4. No sign of any character shall be erected or displayed except those indicating the property is for sale or lease.
5. No structures of a temporary nature shall be allowed except during times of renovation, when a single storage shed shall be allowed on the property while work is actively underway.
6. Trash and garbage receptacles shall always be shielded from frontal and side view except on collection days.
7. Yard debris should be bagged with the bags and branches taken to the Wimbledon and Montessori street entrances. ECUA must be called at (850) 476-0480 to arrange for the pickup of bulk items.

Vehicles:

8. No recreational vehicle, including boats, trailers, campers, motorhomes, or wrecked/disabled vehicles shall be parked except in a closed garage/carport.
9. Unattended vehicles shall be parked within a garage or paved parking pad.
10. Guest parking is available at the entrances on Wimbledon Dr. and Montessori Dr.

Animals:

11. No livestock, animals, chickens, or fowl of any kind shall be permitted except dogs, cats, and birds. Such animals shall not be kept in a manner as to create a nuisance.
12. All pets should be under the direct control of the owner, e.g., leashed, when outside of the owner's property.
13. Owners must pick up after their animals.

Quiet hours:

14. Please be considerate of your neighbors and keep your sound level to a minimum. Escambia County quiet hours are from 10:00 pm to 8:00 am.

Other:

15. Performing trade, business, manufacturing, or public amusement activity shall not be engaged in, nor shall anything be done upon the premises which may become an annoyance.
16. Assessments not paid within ten days after the due date shall bear an interest from the due date at the rate of 18% per annum.

The Board of Directors will enforce these rules and regulations. Violations may result in fine(s).

Please post these rules and regulations inside your unit for easy reference.