

R&R UPDATES

WILLOW RIDGE CONDOMINIUM ASSOCIATION, INC.

(Amended) PARKING AND TOWING POLICY

Resident Parking

-All residents with vehicles must register their vehicle and obtain a parking decal through The CAM Team. All homeowners may obtain up to (4) Four Parking Decals per unit. If a unit owner needs to obtain more than (4) four parking decals, permission must be approved by the board. Residents must provide a valid driver's license and vehicle registration to obtain a parking decal. Renters must also provide a current signed copy of their lease to obtain a parking decal. If the vehicle registration provided is not registered to the owner or lessor of the unit, a decal will not be provided. ~~All residents must update their driver's license and vehicle registration with their Willow Ridge address within (30) thirty days of closing on a unit or their lease begin date. Parking decals will not be provided to residents without an updated driver's license and registration after that (30) thirty-day period.~~

-Parking decals must be placed on the interior, lower drivers side windshield, where it can always be visibly seen. Vehicles with decals that are not in the correct spot or decals that cannot be visibly seen will be subject to immediate towing without warning.

-Residents must park in resident parking near the buildings. Residents are not allowed to park their registered vehicles in visitor parking. Any registered vehicle parked in visitor parking is subject to immediate towing without warning.

Visitor Parking

-Each unit is allowed (2) two visitor hang tags. Visitor hang tags are not transferable.

-Visitors must park in the designated visitor parking area only with the visitor hang tag displayed correctly from their rearview mirror.

~~-Visitor hang tags are valid for (7) seven days per month (days may be consecutive or non-consecutive) per vehicle. Any vehicle that is parked in visitor parking more than (7) seven days per month is subject to immediate towing without warning.~~

- Visitor parking tags are valid 7 days to 30 days, with hang tag and in Visitor designated area. To deviate outside of the 7 to 30 days, all request must be approved by the Board of Directors

-Extended guest passes may be provided in emergency situations. Contact The CAM Team if you feel your situation qualifies for an extended pass.

- The parking spaces in front of the two vacant lots are reserved for Visitor Parking.
- Residents with proper permits who need to park in Visitor parking will not be towed.

General

- Parking on grass or a landscaped area is NEVER allowed. Vehicles are subject to immediate towing and vehicle owner will be responsible for any damages to the landscaping.
- Any vehicles that are inoperable, have flat tires, broken windshields, or that have expired, or missing license plates are subject to immediate towing without warning. Any vehicle parked in handicapped spaces without a handicap tag and appropriate visitor tag/resident decal displayed may be towed without warning. Any vehicle blocking a crosswalk is subject to immediate towing.

Overnight Parking Not Allowed

- Overnight Parking is not allowed for trailers, commercial vehicles, boats, motor homes, or any vehicles which carries commercial equipment, ladders, tools, paint cans or supplies within the bed, with fifth-wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or, any other living accommodations, any pick-up that extends beyond the boundaries of parking space or overhangs the curb. No pods or storage units. Under no circumstances may a van or other vehicle be lived in overnight. All are subject to be towed immediately without warning.

UHAULS

- UHAULS are allowed to park in resident parking for unloading only. Any UHAUL parked in resident parking overnight is subject to immediate towing without warning. no more than 24 hours total without a parking pass. After 24 hours the UHAUL may park in guest parking for no more than 48 hours total without a parking hang tag. If the UHAUL is parked in resident or guest parking longer than permitted, it is subject to immediate towing without warning.

***VISITOR CARS WITHOUT HANG TAGS WILL NOT BE TOWED FOR THE FIRST FOUR HOURS.**

***VEHICLES WITH DECALS AND VISITOR PASSES THAT ARE NOT PARKED IN THE DESIGNATED AREAS IN THE COMMUNITY ARE SUBJECT TO BE TOWED IMMEDIATELY WITHOUT WARNING.**

**RULES AND REGULATIONS
FOR
WILLOW RIDGE CONDOMINIUM ASSOCIATION, INC.**

**(Rules governing parking and vehicles on the property are described in Parking
Regulations for Willow Ridge)**

The definitions contained in the Declaration of Condominium of Willow Ridge, a Condominium ("Declaration") are incorporated herein as part of these Rules and Regulations. All references to Owner in these rules shall include all residents and Association shall include the Board of Directors, the management company, or other person authorized to act as agent of the Willow Ridge Condo. Association, Inc.

1. The walkways, entrances, drives, corridors, stairways, and ramps shall not be obstructed or used for any purpose other than ingress and egress to and from the buildings and the other portions of Willow Ridge.

2. The exterior of the Homes and all other areas appurtenant to a Home (including entryways and lanais) shall not be painted, ~~decorated~~ or modified by any Owner or Tenant in any manner until application is made to the Association by the Owner describing the proposed alteration and the proposed alteration is approved in writing by the Association. Approval may be denied on purely aesthetic grounds within the sole discretion of the Board. Seasonal and Special Occasion Decorations will be allowed at Home, limited to the balcony, lanai and door only. Anything outside of this addition will need a written explanation for a Board approval.

3. No article, including but not limited to cloth, clothing, rugs or mops shall be hung or shaken from the doors, windows or lanais of the Homes or placed upon the outside window sills of the Homes without prior consent of the Board.

3.a. No outdoor grills ~~or bicycles~~ shall be permitted on the lanais, outside a unit, or left within any entranceways.

3.b. Satellite dishes are not allowed on the Common Elements. Satellite dishes may only be installed with written approval of the Association. For approval, the Owner must apply for the installation and include a description of the proposed location and method for securing the satellite dish. Written approval must be secured before installation of the dish and in accordance with the Declaration Section 17.8.

4. No personal objects or possessions shall be allowed to stand or remain on any portion of the Common Elements.

5. No Owner or Tenant shall make or permit noise that disturbs or annoys the occupants of any of the Homes or shall not cause or allow another resident of the Home to cause anything to be done that interferes with the rights, comfort, or convenience of another Owner's right to quiet enjoyment of their own Home.

6. Each Owner shall keep their Home in a good state of preservation and cleanliness. The Owner shall not wash, sweep or throw or permit to be washed, swept or thrown from the doors or windows thereof any dirt or other substance.

7. Hurricane or other protective devices visible from outside a Home shall be of a type approved by the Association. Panel, accordion and roll-up style shutters, if approved, may not be left closed during hurricane season. Any such hurricane shutters may be installed once a hurricane watch is issued by the National Hurricane Center that includes Willow Ridge and must be removed within ten (10) days of cancellation of any hurricane watch or warning as declared by the National Hurricane Center, or as the Association may determine.

8. Each Owner who plans to be absent from his Home during any part of the hurricane season as recognized by the National Hurricane Center is required to prepare his Home before his departure by:

(a) Removing all furniture, potted plants and other movable objects from his/her Lanai or entranceway, if any; and

(b) Notifying the Association of the Owner's designated responsible firm or individual, as well as providing contact information who will be satisfactory to the Association, who will care for his Home should the Home suffer hurricane damage. The Owner will make the designated firm or person aware of part (a) above and that any alteration of the Home must first be approved by the Association, i.e., install of hurricane shutters.

9. All garbage and refuse from the Homes shall be wrapped in tied plastic bags and shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Association will direct. All garbage containers must be stored in the Home. All disposal shall be made in accordance with the instructions given to the Owner by the Association.

10. Water closets and other water apparatus in the Homes or upon the Common Elements shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Owner responsible for same.

11. No Owner shall request or cause any employee or agent of the Association to conduct any private business of the Owner, except as shall have been approved in writing by the Association.

12. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Home at any reasonable hour of the day for the purposes permitted under the terms of the Condominium Documents. Entry will be made by prearrangement with the Owner, except under circumstances deemed an emergency by the

Association or the manager, if any, in which case, access is deemed permitted regardless of the hour.

13. No vehicle or other possessions belonging to an Owner or to a member of the family or guest, invitee or lessee of an Owner shall be positioned in such manner as to impede or prevent ready access to parking spaces within the Condominium Property. The Owners, their family members, guests, invitees and lessees will obey the parking regulations posted in the parking areas and drives, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Owners. No vehicle of any kind is allowed to be stored on the property. Any vehicle that is inoperable, has an expired tag/registration or has not moved from a space for 30 consecutive days shall be removed at the Owner's expense.

14. No gas scooters shall be allowed to be operated within Willow Ridge (e.g. "Go-Peds", motor bikes). All motorized vehicles on Association property capable of transporting a person must be operable on municipal streets, including display of a current registration.

15. Except in an emergency, an Owner shall not cause or permit the sounding of any horn or alarm from any vehicle belonging which Owner or other residents, their guests, invitees or lessees shall be occupants.

16. No Owner shall use or permit to be brought into the Home any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzine, or other explosives or articles deemed extra hazardous to life, limb or property, except as may be necessary in connection with a permitted use of Lanai, if any.

17. No Owner shall be allowed to put a mail receptacle, name or street address on any portion of his Home, except in such place and in the manner approved by the Association for such purpose, which approval shall be based on aesthetic grounds within the sole discretion of the Board.

18. The Association may retain a passkey to each Home. If a Owner alters any lock or installs a new lock on any door leading into his Home, such Owner shall provide the Association with a key for the use of the Association and the Board.

19. Any damage to the Condominium Property or equipment of the Association caused by any Owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.

20. Each Owner shall be held responsible for the actions of his family members, guests, invitees and lessees.

21. ~~Food and beverage may not be prepared or consumed, except in the Home or in such other areas as may from time to time be designated by the Board.~~ Outdoor cooking devices

that use open flames are prohibited except in areas specifically designated or permitted by the Association.

22. Complaints regarding the management of the Condominium Property or regarding actions of other Owners shall be made in writing to the Association.

23. An Owner shall not display any sign, advertisement or notice of any type on the Common Elements, ~~in or upon his Home or in or upon his or her automobile so as to be visible from the Common Elements, from other Homes, or public way.~~

24. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Willow Ridge.

25. An Owner is permitted to keep up to two (2) dogs or two (2) cats or one (1) dog and one (1) cat in his or her Home; however, under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, any dog of the "Pit Bull" (as herein defined), Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds, be permitted on or about any portion of Willow Ridge. A "Pit Bull" is defined as any dog whose DNA is predominantly that of an American Pit Bull Terrier, American Staffordshire Terriers, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds. The Association reserves the right to require an Owner, at their own cost, provide a DNA test from a qualified laboratory, to confirm the breed of any dog kept in the community. No exotic pet or venomous animal of any kind, or animal if let loose would constitute rodents or other vermin, shall be allowed on or about any portion of the Condominium Property. Trained seeing-eye dogs and other service animals, if qualified, will be permitted for those persons requiring them for physical or psychological support as provided by the rules described under the U.S. Fair Housing Act and/or Florida Fair Housing Act. All animals shall be under the physical control of an Owner at all times and wearing whatever restraints to achieve complete control. Animals may not be kept, bred or maintained for any commercial purpose. No animal shall be kept tied outside a Home or on any Lanai, no matter how briefly, unless someone is present in the Home. No animal will be curbed in any landscaped area or close to any pedestrian walkway but only in special areas designated by the Association, if any. The Association is not required to provide a designated area. An Owner shall indemnify the Association and hold it harmless against any loss or liability caused by its animal of any kind or character whatsoever arising from or growing out of having any animal within the Condominium Property. If any animal becomes obnoxious to other Owners by barking or otherwise, the Owner thereof must correct the problem; or, if it is not corrected, the Owner, upon written notice by the Association, will be required to permanently remove the animal from the Condominium Property. The Association will promulgate rules and regulations from time to time designating other rules as necessary to regulate animals on the Condominium Property.

26. No clothesline or other similar device shall be allowed on any portion of the Common Elements, entryways or Lanais.

27. No boats, boat trailers, recreational vehicles, house trailers or motor homes shall be placed, parked or stored within Willow Ridge, ~~no matter how briefly. No maintenance or repair shall be done upon or to any vehicle of any kind.~~ The Association shall have the right to authorize the towing away of any vehicles in violation of the foregoing with the costs to be borne by the owner or violator.

28. An Owner shall not install any screen doors, roll-ups, storm shutters, awnings, hardware or the like without the prior written approval of the Association as to design and color and, in any event, Association approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any such items which have been installed at the time Association approval is requested. Association approval, however, does not and shall not be construed to constitute approval or conformance with the county or city building codes. It shall be the responsibility of each Owner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.

29. No solicitation for any purpose shall be allowed without the prior written consent of the Association, which consent may be withheld at the Association's sole discretion; provided, however, the Association shall not unreasonably restrict any Owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.

30. ~~An Owner shall not install any floor covering (such as wood or tile) in the Home other than carpeting in any room other than the bathroom, kitchen/breakfast area or laundry/utility area unless there is not another Home below it, without the prior written approval of the Association.~~ An Owner shall be allowed to install any wood, laminate, tile flooring they see fit with prior written approval from the Association. The Association may require soundproofing be installed under such alternate floor covering as a condition of its approval. If an Owner installs alternate floor covering without the prior written consent of the Association or without the sound insulation required by the Association, then the Association shall have the right to cause such Owner to remove the alternate floor covering. Under no circumstances shall an Owner be permitted to install carpet on his/her Lanai.

31. Smoking shall be allowed outside of the Home, but there shall be no discarding of cigarette butts on the ground, in the breezeways, on steps or any other areas of the Common Elements. The no smoking in the Pool & Playground areas shall remain in effect.

32. The procedure for enforcing these Rules and Regulations shall be as follows:

(a) First Offense (1st Notice)

When the Association becomes aware of noncompliance of a rule or regulation by an Owner, family member, guest, invitee or lessee, it shall send a ~~certified~~ letter to the Owner advising him of the rule which he has been accused of violating and warning that

strict compliance with these Rules and Regulations will be required. Each day on which a violation occurs shall be deemed to be a separate offense.

(b) Second Offense (2nd Notice)

If a second report that a violation has been repeated or has continued beyond the time specified within the ~~second~~ first notice, the Owner may be charged a fine in an amount not to exceed the maximum amount permitted by the Act, following a determination in accordance with the procedures set forth in these Rules and Regulations.

(c) Third Offense (3rd Notice)

If a third report that a violation has been repeated or has continued beyond the time specified within the second notice, the Owner may be charged a fine in an amount not to exceed the maximum amount permitted by the Act, following a determination in accordance with the procedures set forth in these Rules and Regulations.

(d) Fourth Offense

For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action. In addition, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed the amount set forth in Section 718.303(3) of the Act.

(e) Exemptions

Any Owner may appear before the Association to seek and exemption from or variance in the applicability of any given rule or regulation as it relates to said person on grounds of undue hardship or other special circumstances.

33. An Owner who fails to timely pay any Assessment shall be charged a late charge by the Association for such late Assessment in an amount of \$25 (Twenty five dollars) for each payment that is delinquent. Owners shall be responsible for payment of all court costs and legal fees incurred in connection with the collection of late payment of Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced. All payments received by the Association shall be applied according to §718.116, Florida Statutes, which is first to any interest accrued, then to administrative late fees, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment.

34. Because the procedure for levying fines is controlled by §718.303, Florida Statutes, it supersedes the procedure described in the Bylaws. Before levying any fine against an Owner for failure to abide by any provision of the Declaration, the Bylaws or these Rules and

Regulations, the Board shall follow the procedure as described in §718.303, Florida Statutes, as synopsisized below:

(a) Afford the Owner against whom the fine is sought to be levied an opportunity for hearing before a committee of other Owners ("Committee") appointed by the Board after reasonable notice of not less than fourteen (14) days. Said notice shall include:

(i) A statement of the date, time and place of the hearing;

(ii) A statement of the provisions of the Declaration, Bylaws or Rules and Regulations which have allegedly been violated; and

(iii) A short and plain statement of the matters asserted by the Association.

(b) Provide an opportunity to the Owner against whom the fine may be levied to respond, present evidence and provide written and oral argument to the Board and the Committee on all issues involved and shall have an opportunity to review, challenge and respond to any other material considered by the Association. If the Committee does not agree with the fine, the fine may not be levied.

35. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.

36. The Owners should refer to the Use Restrictions contained in Article 17 of the Declaration which are binding upon all Owners.

37. These Rules and Regulations may be modified, added to or repealed at any time by the Association.

38. With regard to meetings of the Board of Directors of the Association and meeting of the Members of the Association (collectively referred herein as "Meetings"), the following rules shall apply:

A. The Right of Owners to Speak at Meetings

A Owner shall have the right to speak at a Meeting provided the Association has received a written request at least 24 hours in advance of the scheduled Meeting. The following restrictions shall apply:

1. The Owner may speak at the start of the Meeting. The vote of the Board or the Members, as applicable, will not be taken until the Owner has spoken.

2. The Owner may speak for no longer than three (3) minutes, unless the Board votes at the Meeting to extend the time allotted to the Owner.

3. The Owner may speak only on matters specifically designated on the agenda.

4. The Owner may speak only once at a Meeting.

B. The Right of Owners to Tape Record or Videotape Meetings

A Owner shall have the right to tape record or videotape a Meeting provided the Association has received a written request at least 24 hours in advance of the scheduled Meeting. The following restrictions shall apply:

1. The audio and/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.

2. The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the Meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the Owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.

3. The Owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

By Resolution of the Board of Directors of
Willow Ridge Condominium Association,
Inc.