

WOODSTREAM
HOMEOWNER'S ASSOCIATION, INC.
BOCA RATON, FLORIDA 33434

Rules and Regulations
Revised 08/31/2014

1. **Screening fee:** The \$100.00 screening fee is per single individual or married couple, for all prospective purchasers and lessees. The \$100.00 screening fee shall also apply to all roommates, relatives, or any additional person who moves in after the original occupant. The screening fee is non-refundable. You must contact the master association at the Lakes of Boca Raton for all screening applications and fees.
2. **Pets:** No dogs over fifty (50) lbs are permitted and only one (1) dog per unit is allowed. Certain pets which have been grandfathered in are permitted for the live of that pet only. All dogs need to be vaccinated and licensed according to the law. All dogs must be walked on a leash and owner must pick up their pet solid waste according to county law. A dog that acts aggressively towards anyone or any other pet shall be removed from the property immediately and without delay.
3. **No unit shall operate a Commercial Business** from the unit that requires foot traffic onto the property and common areas or might overburden the parking spaces in the common area.
4. **Association dues:** Maintenance fees are due on the 1st of each month: a \$25.00 late fee will be assessed on all payments received after the 15th of the month. Please Note: There is a secondary maintenance fee due each month to the Master Association (LABR). You can contact them at the office 561-477-3199.
5. **Terraces** are to be maintained in a neat and orderly manner. No articles may be dried on the terrace. No barbecues (gas or charcoal) or open flame cooking are allowed per State Fire code Section 5212.1.
6. **Absence of resident:** Any owner or lessee leaving the premises for more than five (5) days must remove all items from the terrace, including all items from the floor, ceiling and walls during hurricane season June- November. In the event of a hurricane or other emergency, any items removed by the Association will be discarded and charge the homeowner a fee for the service in removing the items. The association will not be held responsible.
7. **Parking lot**
 - A. **Vehicles:** All unit owners, lessees, guest or other occupants of a unit who own, rent or borrow a vehicle used for commercial purposes are **prohibited** from parking said vehicle on these premises unless said vehicle is used for commercial work being performed in a specific unit or the common area. Said vehicle shall not be stores on the premises prior to commencement of or after completion of work. The commercial vehicle will be towed without notice at the owner's expense if said vehicle is in violation of the above rules and regulations. In addition, boats and trailers are prohibited. See covenants. Any vehicle designed or used for commercial purposes is

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considered a commercial vehicle. Automobiles or trucks containing visible commercial materials. Flatbed pickups and other trucks, which by design are intended for commercial use and any vehicle displaying the name or signs of a business, are prohibited. All modified trucks, SUVs or Monster-Trucks are prohibited. Any vehicles that cause a disturbance to the community are strictly prohibited.

- B. **Parking**, each unit is permitted one (1) parking space other than their own driveway. Parking is prohibited on both sides of all streets; vehicles parked on the street will be towed at the owner's expense.
 - C. **Guest spaces**: unauthorized vehicles will be towed at owner's expense.
 - D. **Vehicle Repairs** or routine maintenance is prohibited on Woodstream.
 - E. **Vehicular storage** is strictly prohibited at any time on the property
8. **Common area element**: a unit owner or lessee shall not paint or otherwise decorate or change the appearance of any portion of the exterior of the unit. See Covenants.
- No common area may be used in any way that may cause liability to the Association (ie. trampoline, bounce-house, pool or any other recreational or event activity)
- Organized and/or recreational events are strictly prohibited on the common areas, unless otherwise approved by the Association.
9. **Contractors**: Residents are responsible for seeing that contractors working in their units leave the common area clean and free from all debris. All construction debris must be disposed of off the property. Owners and lessees shall be responsible for cleaning any dirt or debris. Items such as old carpet, appliances and building materials must be removed from the grounds and **MAY NOT DISPOSED OF IN THE COMMON AREA.**
10. **Garbage**: all garbage must be contained in garbage cans with closed lids. Pizza boxes must be placed directly in the garbage cans. Recycling includes newspapers, cardboard boxes, plastic, glass and aluminum. Styrofoam or plastic grocery bags are NOT allowed in the recycling bins. Cardboard boxes and cartons must be flattened and placed directly in the recycling bin indicated. Garbage cans are to be placed on the street at dusk and must be put away by the end of collection day;
11. **Discarded appliances, furniture and mattresses** must not be left in the common areas. It is the responsibility of the owner or lessee to see that they are properly disposed of. Please refer to county code for details.
12. **Water faucets and electrical outlets** attached to the outside of the building are for the sole use of each unit owner or lessee.

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13. **Supervision of children:** all children twelve (12) years of age or under must be supervised by an adult at all times on common property, outside the residence.
14. **Noise and behavior:** no nuisances shall be allowed upon the Woodstream property. Nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Woodstream property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No unit owner shall permit any use of property or make any use of the common elements that will increase the cost of insurance upon the Woodstream property.
15. **Moving in or out:** moving in or out is restricted to the hours of not prior to 8:00 am and not after 9:00pm. Trucks are not to be parked so that they block the entrance to anyone's property. Applications for all rentals and sales must first be approved by the Association, and can be obtained by calling the Lakes at Boca Raton.
16. **Hurricane Shutters:** Hurricane shutters are permitted and must be in compliance with the Woodstream hurricane shutter specifications. Forms are available through the Homeowners office. They must be submitted and approved prior to installation.
17. **Feeding of the wildlife:** anyone caught feeding any wildlife creatures will be fined.

Attention: All residents

We wanted to remind you of a few items that have been raised as concerns at our last few meetings. These are very important items that need your attention.

- **Parking:** please note there is plenty of guest parking and these spots should be utilized. Parking is not allowed on the street.
- **Pets:** your friendly pets are welcomed in our community! Please pick up their waste immediately on all areas of the grounds, including in your backyards. All areas are common areas and pet waste should not be left behind at any time. Violators will first be warned and then fined.
- **Rentals and Sales:** Please remember all residents have to be screened. All adults over 18 must complete an application to the management company. This is for your safety so all residents are known in the community. A sales/rental application can easily be obtained by calling or emailing the management office.
- **Maintenance Fees:** your association consists of two communities. The master association and the Home owners Association. Please note that your fees must be split and mailed to two different places.
 - Woodstream Homeowners Association. Inc (coupons)
 - Lakes of Boca Raton Community