

WINDS OF PARADISE

RULES AND REGULATIONS

Revised
9/2020

GENERAL RULES

1. NO changes or alterations of any kind (including all exterior doors, windows, garage doors, railings, etc. or Landscaping) may be made to the exterior of any Unit without prior written approval of the Board of Directors through the submission of an ARC form.
2. The speed limit in Winds of Paradise is 15 miles per hour.
3. NO inoperable automobiles, trucks or other vehicles AND boats, mobile homes or trailers may be stored on unit lots unless approved by the Board of Directors. Owner(s) are prohibited from making major repairs on vehicles on any unit lot or adjacent streets.
4. NO fence, wall, hedge or shrub planting shall be permitted unless approved by the Board of Directors of the Association.
5. For liability and maintenance purposes, swing sets, picnic tables and outdoor furniture is prohibited from being placed on the grass for more than a day and not overnight.
6. NO barbecue grills are allowed to be used on porches, patios, balconies or under overhangs of the buildings per insurance. All grills must be stored in garages or first floor patios when not in use.
7. NO hanging clothes or any other articles on the outside of the buildings. No hanging anything from the frame of the balconies. Drying racks may be placed inside the porches and balconies.
8. Trash cans are to be placed on cement not on the grass or on shrubbery. They must be placed at the curb any time after 5pm the day before scheduled pick-up and put back in the garages by the end of the day of pick-up.
9. Garage and yard sales are prohibited except as scheduled by the Board of Directors as requested by the community.
10. NO antennas shall be erected on any roof or exterior wall. No owner or tenant shall install an exterior antenna system without prior written consent from the Board of Directors and must submit an ARC form to do so.

RENTAL AND SALES POLICIES

1. Units must be leased for a period of no less than 6 months.
2. Lessor or their agent will furnish a copy of the lease agreement to the Board of Directors or Property Management upon signing and renewal.
3. NO "FOR SALE" signs may be displayed outside any unit by the owner or their agent.
4. A "FOR SALE" sign may be placed in the front area closest to the property line of the adjacent lot to the north.
5. One (1) "OPEN HOUSE" sign may be placed at the complex entrance and one (1) "OPEN HOUSE" sign may be placed in front of the unit for sale only when a representative is within the unit for sales presentations. NO other signs or banners may be placed on the unit exterior or on common property.
6. New owners must read all rules and regulations of the Association prior to or during closing of their unit. New owners must fill out new owner information form and return to the BOD or property management within thirty (30) days.

PETS

1. NO animals, livestock or poultry of any kind can be raised, bred or kept on any lot except, dogs, cats or other household pets provided that they are kept indoors at all times or walked on a leash when outside and will not be kept or bred for commercial purposes. Pets cannot be tied to ground floor patios or any structure or to the ground by a leash, chain or rope and left outside. The only time pets are allowed outside is when they are being walked on a leash.
2. Owner(s) (or person(s) in the control of the animal) are required to immediately pick up pet waste caused by the animal on any outdoor area. Waste must be properly disposed of in a safe and acceptable manner.
3. Owner(s) may NOT walk dogs on the areas of grass where signs specifically prohibit them to do so.

PARKING RULES

1. Parking is allowed only in the Unit Owners' designated parking spaces and spaces designated "Visitor" (see map).
2. All Unit Owner(s)/Renters must use their own designated parking spaces for their visitors Before utilizing any designated "Visitor" spaces.
3. NO Unit Owner(s)/Renters (including family members and/or tenants residing with them) may Park in a "Visitor" designated space.
4. There is NO parking in visitor spaces on the South side of Beachside Lane on Thursdays until 6 PM to accommodate landscapers.
5. Visitors'/Contractors' vehicle(s) may not occupy a "Visitor" designated space for more than 72 hours (3 days) in a given period of 7 days (1 week) without board permission.
6. Parking within 15 feet of the fire hydrant is prohibited.
7. Parking on ANY grassy area is prohibited.
8. Temporary parking (less than 4 hours) on any street within 40 feet of any corner within the complex and/or 60 feet from the eastern edge of the first parking spaces off A1A at the front entrance to the WOP complex is prohibited.
9. You must park with the right-hand wheels next to the right-side curb or edge and be within 12 inches from the curb or edge. Do not park against the traffic flow.
10. Contractor vehicles must not park in a way that prohibits the ability of refuse collection vehicles to perform their function in a safe and efficient manner.
11. Contractor vehicles must not be parked in a way that impedes the safe egress and ingress of other Unit Owners' vehicles to their assigned spaces or impacts the safe transit of vehicles through the complex.
12. Vehicles parked in a marked "TOW AWAY" zone will receive one (1) warning: the second occurrence will result in the vehicle being towed without further warning.

POOL RULES

1. ALL rules and regulations posted at the pool must be followed.
2. The pool gate must remain closed/locked at all times.
3. There is no lifeguard on duty. Swim at your own risk.
4. Individuals who cannot swim independently should be in the presence of a competent swimmer.
5. Guests must be accompanied by a resident at all times or must have authorization from a resident to use the pool.
6. NO more than 5 guests per resident are permitted unless permission is granted by the BOD.
7. No surfboards or other hard or sharp objects are allowed in the pool area.
8. No running is allowed in the pool area.
9. Music and noise should be kept at a level "which will not disturb other residents".
10. Drinks must be placed in plastic containers or cans (NO glass) and must be kept 4 feet from the pool curbing.
11. All trash and extra chairs must be removed upon exiting the pool area. (Take it with you).
12. All bathrooms shall be locked. You must be sure to re-lock before leaving the pool area.
13. NO pets are allowed in the pool area at any time.
14. Pool hours are from Sunup to Sundown.
15. Infraction of pool rules should be reported to the BOD or property management.
16. If a violation occurs, a written warning will be issued. A second warning will result in the denial of pool privileges for one month.

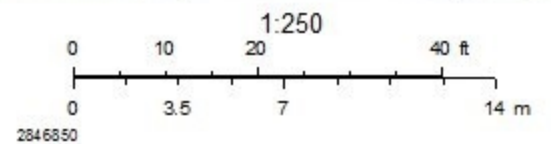
CLUBHOUSE

1. Owners only may have organized functions in the clubhouse on a 1st come 1st serve basis.
2. Owners are responsible for any damages incurred to the clubhouse during their function.
3. A \$50.00 refundable deposit must be given to the property manager or BOD for cleaning.
4. No alcoholic beverages may be served to minors.
5. Clubhouse must be cleaned before leaving. All lights, heat/air conditioning must be turned off.
6. Functions must end by midnight.
7. Dates and hours of functions will be posted on clubhouse calendar.

Brevard County Property Appraiser



September 24, 2020



For illustration only. Not a survey. Map layers may not precisely align.
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