

RULES AND REGULATIONS

Effective June 19, 2025

ANIMALS

1. Woodlake is a pet friendly community. However, due to insurance regulations, exotic pets and the following lists of dogs are uninsurable and **are prohibited** on Woodlake property.
 - a. Akita
 - b. Alaskan Malamute
 - c. Chow Chow
 - d. Doberman Pinscher
 - e. German Shepherd
 - f. Pit Bull
 - g. Presa Canario
 - h. Rottweiler
 - i. Siberian Husky
 - j. Staffordshire Bull Terrier
 - k. Wolf hybrids
2. Each unit is limited to 2 dogs and 2 cats.
3. Pets must not become a nuisance with incessant barking, destroying property, etc.
4. **No exotic pets** including but not limited to snakes, pigs, goats, chickens, lizards, scorpions, etc.
5. Animals are **not permitted** in the pool area, tennis courts, clubhouse or playground.
6. Dogs must be leashed **at all times** while in common areas.
7. Residents **must clean up after their pets**, regardless of the area in which they are walked.

TRASH

1. No rubbish or refuse will be allowed to accumulate in the Common or Limited Common Areas, or cause unsafe or unsanitary conditions.
2. Yard clippings are to be bagged and placed in the dumpster.
3. Garbage must be properly bagged, sealed closed, and placed **inside** the dumpsters.
4. Woodlake is no longer permitted large item/bulk trash removal by the City of Clearwater. It is the resident/owner's responsibility to have their bulk trash and large items removed at their expense. Appliances, Mattresses, Furniture, etc. should be donated whenever it is possible.
 - a. Good Shephard Thrift Store - 727-600-5820
 - b. Salvation Army – 1-800-728-7825
 - c. Habitat for Humanity Pinellas – 727-209-2199
 - d. Your charity of choice
5. Major remodeling debris is to be removed at owner's expense and NOT left for pickup at our dumpster enclosures.
6. Recycling tubs are located in all trash areas. We have single stream recycling which means that mixed paper, newspaper, glass containers, plastic bottles, and steel/aluminum cans may be placed IN these containers, and do not need to be placed in separate containers.
 - a. **All cardboard boxes** (example: Amazon, FedEx, UPS, Chewy etc.) **MUST** be broken down and **placed in** the appropriate **recycle bin**. Contact solid waste/recycling at (727) **562-4933**, with any questions.

LEASING

1. **New Renter Security Deposit** —In accordance with Florida Statue 718.112(1), the board of directors voted at is October 23, 1986 meeting to institute a security deposit in an amount not to exceed the equivalent of one month's rent. Within 15 days after a tenant vacates the premises, the association shall refund the full security deposit or give written notice to the tenant of any claim made against the security.
2. Woodlake requires a \$400.00 deposit.
3. A minimum 12 month lease.
4. All renewals and extensions must receive prior Board approval.
5. All applications shall name **all** residents occupying the unit.
6. Any new residents or roommates desiring to occupy the unit after initial resident approval must receive Board approval **prior** to occupancy.
7. Please feel free to contact AMERITECH COMMUNITY MANAGEMENT 727-726-8000 for information and requirements.
8. Unit owner must live in condo **for two** years before renting it.
9. Only one family as documented on the application is to reside permanently in a unit.

TRAFFIC AND PARKING

1. A 15-MPH speed limit will be observed at all times.
2. Blasting of horns, loud radios, screeching tires, engine revving, etc., is prohibited.
3. Motorcycles and Mopeds are to be used for transportation to and from Woodlake only. No other unlicensed motorized vehicles are allowed.
4. No repair work to be performed on vehicles in parking lot.
5. The following parking is prohibited:
 - a. Vehicles without a valid registration tag.
 - b. Vehicles which are nonoperational.
 - c. Any areas not designated for parking (in the grass, around islands etc.)
 - d. Numbered parking spaces are reserved for use by the specified resident only.
 - e. Guest vehicles and additional resident vehicles may park in any unnumbered parking spaces.
 - f. Recreational vehicles, boats, trailers, etc. are prohibited.
 - g. No commercial vehicles/trucks (primarily used for commercial purposes and advertise a commercial enterprise) or any vehicles with commercial signage of any kind are **not allowed** except those used by contractors who are on site temporarily to provide service to Woodlake or one of its residents. No commercial vehicle may park overnight on Woodlake property except when contractor is working on Woodlake projects.
 - h. PODs, POD like storage units, moving vehicles (trucks, vans, trailer, etc.) and construction containers/dumpsters are limited to 3 days on property and **MUST** be parked in unit owner's assigned parking spot.

Violations of the above guidelines will result in written notification by the Board of Directors and if not rectified may result in the vehicle being towed away at the owner's expense.

UPKEEP AND IMPROVEMENTS

1. Each unit owner shall be responsible for maintaining and repairing the following items at his own expense:
 - a. Windows, screens, glass, doors and patios,

- b. Kitchen equipment and hot water heater,
 - c. Air flow ducts, heating and air conditioning equipment, (both inside and outside the unit),
 - d. Carpeting and any other contents of the unit.
- 2. Walking on the roofs or fences is prohibited, except where properly authorized.
- 3. Residents who have gutters and drains are responsible to keep them clear and properly maintained and secured.
- 4. Personal belongings (toys, bikes, coolers, storage containers sporting equipment, gardening tools, etc.) left in the common areas and/or limited common areas or anywhere outside the unit and fenced areas and within view, overnight are subject to violation and/or removal.
- 5. **All modifications to landscaping and exterior building structures require filling out an architectural improvements form (WOODLAKEASSOCIATION.ORG) along with advance approval by the Board of Directors.**
- 6. Planting outside of your condo fences must be approved by the Board. An Architectural/Landscaping Application must be submitted to the Board of Directors for approval. No changes to exterior of your unit (Ex: windows, doors, paint) without prior submission of application and board approval.
- 7. All modifications must fit the décor of Woodlake, not create a potential safety hazard, or hinder the routine care and maintenance of the General Common Areas.
- 8. **Alterations made without prior written approval will be cause for removal at the owner's expense.**

TENNIS COURTS

- 1. Tennis Court Hours: **Dawn – Dusk**
- 2. Courts are restricted to residents and their guests. Proof of residency may be requested.
- 3. All players must wear tennis shoes.
- 4. Courts are for tennis only (**skateboarding, playing ball, or any other uses are prohibited**).
- 5. Children under age 14 must be accompanied by a person over the age of 18 at all times.

POOL RULES

- 1. Pool Hours: **Dawn – Dusk**
- 2. Pool is for use by residents and their guests. Proof of residency may be requested.
- 3. Children under age 14 must be accompanied by a person age 18 or older while in the pool or within the fenced deck area.
- 4. Proper swim attire is required. No infants in pool without proper undergarments. Children of diaper age must wear diapers and rubber pants. Parents may be responsible for the costs incurred if a child has an accident in the pool.
- 5. Excessive noise, or playing of music which can be heard from more than 50 feet away, is prohibited.
- 6. Shower before entering the pool. Do not enter pool with suntan oil on your body.
- 7. No glass containers are allowed within the fenced pool area.
- 8. No running, roughhousing, playing ball, skating, etc. are allowed in the fenced in pool area.
- 9. No food, drinks or gum are permitted in the pool.
- 10. No diving.
- 11. No playing on the safety rope.
 - a. This rope is required to keep our pool legal, every time it needs to be replaced because of damage it costs us all \$\$\$\$'s.
- 12. Return safety rope to its proper secured position.
- 13. Refuse must be placed in a trash container.
- 14. Lower umbrellas and return pool furniture to its original location after use.

15. Please make every effort to keep children OFF the pool ropes. Bring floating devices for play, ex: noodles. ROPES are not for play, they are required by law, break easily and are expensive to replace

SIGNS

1. No "For Sale" or "For Rent" signs are allowed at the entrance of Woodlake with the exception of Friday 3:00 PM – Monday 9:00 AM **only**. Signs must be promptly removed by Monday 9:00 AM.
2. One "For Sale" or "For Rent" stake sign may be placed in front of a unit owner's property, with a maximum size of 2' x 2', not including the stakes at any time.
3. No wooden realtor post signs are allowed anywhere on Woodlake grounds.
4. No more than three "Open House" signs are allowed on the grounds, and only for the duration of the open house.
5. Any sign placed at entrance (for yard sales, clubhouse gatherings, open houses etc.) must not cover up the view, or be placed on, any permanent signage and must be promptly removed following its intended use.
 - a) Individual yard sales of **no more than 2 days** may be held in front of the resident's unit only.

UNIT BACKYARDS:

1. Any alterations to the limited common element consisting of the fenced area to the rear of a unit (the "backyard") must be submitted to the Board as an Architectural Review request, just as any other changes to the unit would be.
2. Specifically, regarding pavement of the backyard:
 - a) Pavers of stone, tile, or cement are acceptable, as long as they comprise a permeable surface, in other words:
 - (1) They are no larger than 20" by 20"
 - (2) They do not extend beyond the fenced backyard
 - (3) They are not set or coated in cement, mortar, epoxy, or other material that creates a continuous, impermeable surface
 - (4) They are not standard, non-draining, interlocking pavers, though Permeable Interlocking Concrete Pavers (PICP) may be permitted
 - (5) Pavers may be set on a bed of gravel or crushed rock. There may not be a layer of plastic, landscape cloth, clay, or other impermeable material laid underneath the pavers or the bed.
 - (6) The paved surface must not extend above the height of the condominium's concrete slab.
 - (7) The paved surface must be sloped away from the slab at a minimum 2% grade (a drop of 2 feet for every 100 feet in length)
 - ii) Poured cement, concrete, or other solid pavement is not permitted
 - iii) Wood decking is not permitted (due to risk of termites)
3. Even if unpaved, the ground in a backyard shall be maintained by the owner with a 2% or greater slope away from the unit and not contoured in such a way as to direct rainwater towards adjacent units.
4. Any owner who has enclosed the back porch/patio portion of their unit as additional living space without obtaining required permits or inspections shall be fully responsible for restoring the porch/patio to its original condition.

MISCELLANEOUS

1. No nuisances interfering with the peace and enjoyment of other residents will be allowed.
2. No unit owner who leases their unit may use the recreational areas that right has been transferred to the tenant. Unit owners may use facilities only as guests of a Woodlake tenant.
3. Residents must not use private or common areas in a way that might cause increased insurance rates.
4. Replacement key fob for pool or tennis courts is \$25 if lost or unusable. An unusable fob must be returned to receive a replacement. Please contact Ameri-tech 727-726-8000.