



**Manors at
Westridge
HOA
Rules and
Regulations**

COMPLIANCE RULES AND USE RESTRICTIONS

The rules of the Community are contained in the legally binding Declaration of Covenants, Conditions, Easements and Restrictions. This is a document that specifically outlines, in detail, the standards which must be maintained in order to live at the Manors at Westridge.

It is designed to ensure that everyone's property in the community is maintained at a high standard and that an Owner/resident is not allowed to make changes, which could impact on another Owner's investment. It also ensures all Guests enjoy a high standard regarding the appearance of the Community.

The following is a list of the key areas in which a Homeowner/Resident must ensure they remain compliant and avoid non-compliance escalation. We detail the non-compliance procedure in Section 7. This list is just a useful summary and it is vital that you read the detailed wording in the Declaration. If you want to look in detail at a specific subject, details are contained in Article 6 of the Governing Documents listed at www.manorswestridge.com. The points are listed in the same order (wherever possible) as they are recorded in the documents to make it easier to look up the detail.

1.1. Exterior Maintenance

The owner of each Lot shall maintain the exterior of the Residence and the Lot at all times in a neat and attractive manner. Some items that are considered not neat and attractive are the following: *Declaration, Article 5.6*

- a) Dirty or stained driveways
- b) Dirt or mold build-up on the exterior of the homes
- c) Brickwork showing, or faded exterior paint color of the home that requires painting
- d) Rubbish, trash, or other items placed on and around the exterior of the property.
- e) Dead Sod

Declaration, Article 3.23 8

1.2. Residential Units

All residential units must only be used for residential purposes, short term rentals, long term rentals, or timeshare. No commercial use is permitted

Declaration, Article 6.1

1.3. Nuisances

No noxious, offensive or unlawful activity

Declaration, Article 6.4

1.4. Temporary Structures

No temporary structures are allowed. This includes, but not limited to, tents, trailers, house trailers, mobile homes, motor homes, recreational vehicles, storage/utility sheds or similar structure, green house, barns, boats etc.

Declaration, Article 6.5

1.5. Signs

Only one Professional "For Sale" sign is permitted

Declaration, Article 6.6

1.6. Animals and Pets

Only Dogs, cats, aquarium kept fish or indoor birds are permitted. An excess of 2 of each type of household pet shall be considered unreasonable (except aquarium kept fish) Please also ensure that all pets are kept on a leash and cleaned up after.

Declaration, Article 6.8

1.7. Commercial Trucks, Trailers. Campers and Boats

Commercial Vehicles, campers, mobile homes, motor homes, trailers of any kind, recreational vehicles, and boats are not permitted. Commercial Vehicles that have one ton capacity or more, have lettering, have roof racks or similar racks, or have the appearance of a commercial vehicle (vehicles not ordinarily used for personal transportation) are not permitted.

Declaration, Article 6.11

1.8. On-street Parking

No long term, overnight or habitual on-street parking is permitted. No parking on the grass is permitted.

Temporary parking of commercial vehicles may be permitted between the hours of 8:00am and 6:00pm. The Association may have the above-mentioned items towed if this covenant is breached.

Declaration, Article 6.11. Declaration, Article 5.6. Declaration, Article 6.27

1.9. Fences

Fences are subject to ARB approval. Chain link fences are not permitted

Declaration, Article 6.13. Declaration, Article 6.18

1.10. Mailboxes

Mailboxes are subject to ARB approval.

Declaration, Article 6.14

1.11. Clothes Drying

No portion of any property can be used as a drying or hanging area for laundry of any kind unless the area is fully screened by landscaping or is hidden from view of adjacent property or streets.

Declaration, Article 6.15

1.12. Air Conditioners

No window air conditioning units are allowed.

Declaration, Article 6.16

1.13. Antennas and Satellite Dishes

No exterior antennas or satellite dishes are allowed unless they have been approved by the ARB.

Declaration, Article 6.17

1.14. Recreational Facilities

Tree houses, skate board/bicycle ramps, basketball nets are not permitted.

Declaration, Article 6.19

1.15. Garage

Garage doors shall remain in operating condition and shall remain down at all times except when moving automobiles or transporting items to and from the Residence through the garage. Each garage shall be used as a garage and not as an interior room.

Declaration, Article 6.20

1.16. Landscaping

No type or variety of grass other than St. Augustine grass or hybrid thereof is permitted.

Please bear in mind, that once St. Augustine dies, it will not grow swiftly back and more than likely crab grass and weeds will take over in its place instead. The following can contribute to St. Augustine grass dying.

- The power and/or water has been shut off to the house
- Broken/bad backflow
- Faulty Irrigation Controller

When these issues are found, the owner will be notified. If the notices are neglected, then there is a good chance that the grass will die. One week without proper irrigation during drought times can easily cause St. Augustine grass to die.

Sometimes the irrigation system doesn't offer adequate coverage during a particular season and an upgrade to the system may be necessary. Florida weather can at many times play a huge role in the decline of the grass as well.

Declaration, Article 6.23

1.17. Irrigation Systems

All landscaped areas shall have a working irrigation system capable of regularly and sufficiently watering the lawn and plantings. Owners who wish to partake in the monthly inspection program must sign the Irrigation Authorization Form. This form can be obtained from the Management Company or on the Website.

Declaration, Article 6.24

1.18. Solar Panels

Solar Panels are subject to ARB approval

Declaration, Article 6.26

1.19. Long Term Renters

Homes that are rented long term will be required to submit a copy of the long-term rental agreement to the HOA. The rental agreement must state that the tenants were informed or were provided a copy of the Manors at Westridge Covenants and rules and regulations. The rental agreement must be signed by owner/agent and the tenant that they agree to abide by the Covenants and rules and regulations. Homes that are rented more than 6 months will be considered long term.

Declaration, Article 6.27

WASTE MANAGEMENT NOTICE FROM THE MANORS AT WESTRIDGE

There are new rules from Polk County effective November 1st, 2017. Contact them at www.polk-county.net or 863-424-4319 8:00 am to 5:00 pm Monday to Friday for more details.

- Household waste is picked up between 6:00 am & 6:00 pm every Monday except statutory holidays when it will be picked up one day later on Tuesday. Use only your garbage roll cart for household waste.
- Yard waste is collected between 6:00 am & 6:00 pm every Friday. Currently collections will still be made on Black Friday.
- Recyclable material is collected between 6:00 am & 6:00 pm every Friday the same as yard waste. Use only your recyclable materials roll cart for recyclable waste.
- *Trash and Recycle containers may not be placed out for collection sooner than the night prior to scheduled collection.*
- Bulk waste requires a phone call from you to the County to order a pickup. Each bulk pickup is limited to 2 items. It requires 3 full business days for the pickup to occur.

The following are additional helpful notes.

- Please familiarize yourself with the garbage rules for the Manors contained in your documents or contact robert@hoaemt.com to receive the relevant details.
- The old-style yellow recycle boxes are not to be used. The County does not want them. Keep them for other purposes or discard them as you see fit.
- Always call the County for bulk pickup. Do not rely on their Monday drivers to call the pickup in for you. If the bulk items are not picked up within 3 business days call Polk County again to expedite the pickup.
- Do not put yard waste in with your household waste. The County will not pick it up.