

Willow Bend Homeowners Association

**ANNOUNCES
RULES AND REGULATIONS
FOR
OWNERS AND RESIDENTS**

As an owner, tenant, or guest, we want you to know that we are working towards making Willow Bend one of Tallahassee's finest developments. The purpose of these rules and regulations is to insure that the development lives up to that potential. They are based on "The Golden Rule"; courtesy, respect for one's neighbor, and simple common sense. It is our hope that the occasions for enforcement of these rules and any imposition of sanctions for their violations will be few. **HOWEVER, THE BOARD WILL SEEK REIMBURSEMENT FOR ANY COST INCURRED FROM A VIOLATION OF THE RULES STATED BELOW AND THE VIOLATORS MAY BE SUBJECTED TO PUNITIVE FINES.**

These rules and regulations are binding upon each present and future association member, his guests and tenants, under the authority of the declaration of restrictive covenants recorded in the public records of Leon County, Florida. Copies of the covenants are available to any member upon payment of a reasonable photocopy charge.

It is the responsibility of each unit owner to ensure that his tenants and guests abide by these rules and regulations. Sanctions for violations may be imposed upon the owner. Each owner, guest, and tenant is charged with constructive notice of these rules and regulations. IT IS SUGGESTED THAT THEY BE APPENDED TO AND MADE A PART OF ANY LEASE BETWEEN OWNER AND TENANTS AND THAT VIOLATION BE DEEMED A BREACH OF THE LEASE.

PARKING

There are two and only two parking spaces per unit. ALL OWNERS, TENENAT OR GUESTS MUST PARK IN PARKING SPACES AS PROVIDED ONLY. All tires must be within the marked designated parking space. ANY vehicle, regardless of ownership, parked so as to prohibit egress by another lawfully parked vehicle, or ingress and egress by the City and/or emergency vehicles providing services to the development (this includes mail boxes, fire hydrants, and dumpsters), is subject to being towed at the owner's expense and without liability to the reporting party.

Parking of any vehicle or any part of a vehicle, on the grass is prohibited and will also be subject to towing procedures.

PARKING (CONT'D)

We have made visitor spaces available, so please direct your guests to them. THE GUEST PARKING IS FOR GUESTS **ONLY!** Vehicles left anywhere in Willow Bend that are wrecked, inoperable, or do not possess a valid license are subject to being towed.

Boats, trailers, and commercial trucks are not allowed to be parked or stored at or in residential parking area or in a visitor parking space. Parking policy pertaining to towing will be in effect.

DISPOSAL OF TRASH AND APPEARANCE OF UNIT

Each resident shall maintain a neat and acceptable appearance of his unit – free from trash, debris, and other unsightly items. All personal property is to be stored on the BACK patio or in a storage closet; NOT left in front of the unit when not in use (this includes grills). Such items are subject to removal.

Dumpsters are for household trash only. Items are to be placed IN the dumpster. Solid waste such as hot water heaters, stoves, couches, chairs, etc. are not the City's responsibility to pick-up. The owner or tenant is responsible for disposing these materials.

Each resident shall be responsible for cleaning all debris left outside, following any private party or social event. Violators will be subject to a cleaning charge. Any damages to the common areas will subject the owner to charges for restoring the common areas.

As an owner, tenant any disrepair i.e. banisters, gutters, stairs, door, etc should be reported and or repaired to original specifications as soon as possible in order to keep the integrity of Willow Bend.

DISTURBANCES

Please be advised that any disturbances which annoy, endanger, obstruct, or interfere with the rights and the peace of other residents will subject the violator and/or the owner of the unit involved, to both actual and punitive fines.

UNIT ALTERATIONS

Any alteration which affects the exterior appearance of any unit must first be approved. All colors, materials, and paint must first be approved in writing by the Board of Directors.

Note: The Board of Directors establishes the policy for the enforcement of rules and regulations including fines.

For further information or copies of Rules and Regulations, please contact Executive Management Services: 644 Capital Circle NE, P.O. Box 13089, Tallahassee, FL 32317; (850) 878-3134; (850)878-1291 (fax); ems-rac@nettally.com (email).