

**WOODBRIAR
HOME OWNERS ASSOCIATION
RULES AND REGULATIONS**

ARTICLE I – PURPOSE

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting members' equity in the development, maximize enjoyment, assure the continued aesthetic beauty of the community, and to provide the framework within which people can live in harmony.

The attached Rules have been approved by the Board of Directors and will be enforced in addition to the Covenants and Restrictions (C&R) and By-Laws (BL),

ARTICLE II – AUTHORITY

The By-Laws allow the Board of Directors to promulgate Rules and Regulations for the general benefit of the community (CR Article II Section a)1; By-Laws Article VII, Section a)

ARTICLE III – RESPONSIBILITY

Owners (whether residing within the unit or acting as the landlord) must fully comply with the Woodbriar Covenants (CRs), By-Laws and Association Rules and Regulations,

Owners are responsible for the actions of their family members and guests as well as their tenants, and their tenant's family members and guests and are responsible for providing a copy of the Rules and Regulations to their tenants.

ARTICLE IV – USE RESTRICTIONS (C&R, Article VII)

1. No home shall be occupied and used except for single –family residential purposes,
2. Owners, tenants and occupants are responsible for being familiar with the City of Tallahassee Occupancy Limit Ordinance
3. No business activities –business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purpose - may be conducted in any unit.

ARTICLE V – ARCHITECTURAL GUIDELINES (C&R Article VI)

1. No building, fence, wall or other structure or improvement of any kind shall be commenced, erected, affixed or maintained without the prior approval of the Association.
2. All requests for approval of architectural modifications must be submitted in writing to the Association. A plan of the modification which provides a specific description of the materials to be used must be included with the request.
3. The necessary forms to comply with these Rules and Regulations may be requested from the Woodbriar HOA, 4708 Capital Circle NW, Tallahassee, FL 32303.
4. The owner will be responsible for obtaining the proper County and City permits as required by law.

ARTICLE VI – GENERAL RULES

Section 1 – Signs

1. No signs offering the sale or rent of any unit shall be placed within the common areas, without the prior written authorization of the Association.

2. The owner is responsible for obtaining a permit for any sign to be erected within the City of Tallahassee.
3. A sign which indicates the premises are protected by an electronic alarm system may be displayed. Garage/Yard sale signs must be removed from the common grounds within the day of such sale. The
4. City of Tallahassee code enforcement requires a permit for any sign to be erected within their domain.
5. Unless specifically allowed in this section, the C&R or By-Laws, a sign shall not be displayed by an owner, tenant or occupant.

Section 2 – Offensive Activity (C&R Article VII)

1. No noise, music or other sounds shall be permitted at any time in such manner as to disturb or annoy the resident of the adjacent unit.
2. No activity shall be carried on in any residence or portion of the common areas that will be an annoyance or nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the owners,
3. Any use of the common grounds in violation of the foregoing rule is unauthorized and shall be deemed a trespass. Any violator of the above rule shall be subject to prosecution for criminal and civil trespass.

Section 3 Parking (C&R Article VII, Paragraph G)

1. Storage of camper's, boats, farm machinery, recreational vehicles or similar equipment or inoperable automobile is prohibited,
2. Tandem parking (one vehicle behind the other) is prohibited.
3. Parking on the common areas, the street, the side or backyard of homes or on the grass is prohibited.
4. Guests of *residents* must park in the designated areas.
5. Violators may be towed at the owner's expense.
6. Any vehicle may be towed without a violation notice if it is in a prohibited parking area as noted above.

Section 4 - Pets

1. An owner may keep and maintain pets in their home or fenced yard (dogs, cats, birds or other usual and ordinary household pets).
2. No pet shall be permitted to make an unreasonable amount of noise or be a nuisance, (City Code, Section 4-9, subsection (1)
3. All pets must be on leash and under control of the person holding the leash, unless within the unit's enclosed yard.
4. Pet owners are responsible for the immediate cleanup of all animal wastes. All state and local animal laws, rules and regulations will be strictly enforced. (City of Tallahassee Ordinance effective August 1, 2008 on proper disposal of feces).
5. All residents who walk animals on common property must carry clean-up materials with them, and dispose of them in their own trash containers.
6. Animal feces shall not be permitted to accumulate within any unit and no odor shall be permitted that will render any portion of the Woodbriar community unsanitary, unsightly, offensive, or detrimental to the environment.
7. Feeding of wild, non-domestic animals – such as, but not limited to, pigeons, birds, and squirrels – is not allowed on the common areas.

Section 5 –Television and Reception Devices and Sports Equipment - (By-Laws section 6)

1. Each owner may install a television satellite dish not in excess of forty (40) inches in diameter, subject to prior written approval by the Architectural Control Committee, regarding the design, aesthetics, placement and method of affixing such satellite dish.
2. Any damage resulting from the installation of a dish is the sole responsibility of the owner requesting such installation.

3. Sports and play equipment - such as basketball goals - shall be located in the rear of the unit.

Section 6 — Trash Disposal (C&R Section VII, Paragraph E)

1. Trash cans shall not be put curbside for pick-up more than 24 hours prior to pick up
2. Trash cans shall be removed from the curb within 24 hours of pick-up
3. Trash cans shall be kept at the side or rear of the property, minimizing the view by neighbors and other residents of the subdivision.
4. No waste materials shall be placed on the common areas.
5. It is the responsibility of the resident to remove any throwaway papers/advertising materials left at each unit.
6. Bulky-items should be placed outside for collection no more than 48 hours prior to such collection.

Section 7 — Miscellaneous

1. All Holiday decorations must be removed within 30 days of the holiday.
2. Each unit shall have the building (address) number affixed on the front of the structure, in such a manner so as to be clearly visible and legible from the street on which the building fronts. The numerals shall be Arabic and not less than three inches in height and 1/4 inch in width. The numerals shall be of a contrasting color with the immediate background of the structure on which numbers are affixed. (City of Tallahassee Ord.. #03-0-25AA, § 2, 4-23-2003)
3. All woodpiles shall be prohibited unless stored within the enclosed portion of the yard (Back of unit).

ARTICLE VII — PENALTIES AND SANCTIONS

It is the policy of the Woodbriar Home Owners Association to protect the rights and privileges of the members and to enforce the governing documents. Pursuant to the authority vested in the Association by the C&R, the Bylaws, and the Florida Statutes fines will be imposed in accordance with the procedures provided for in Florida Statute §720 305. Owners shall be responsible for the acts or omissions of his/her guests, lessees or invitees. All fines collected shall be deposited into the Woodbriar HOA account and used as directed by the Board for the upkeep, maintenance and improvements to the Woodbriar Subdivision.

The following are examples of anticipated actions and fine amounts. However, fines may begin at \$100.00 per incident per day if the Association deems it appropriate. A repeated/subsequent violation will be one which has been previously cited during the 3-months preceding the violation.

Violation	1 st	2 nd	3 rd	Subsequent	Reassessment
Illegal Parking: Street/Yard/Common Areas	Warning	\$15	\$30	\$30	Daily
Utility trailers/boats	Warning	\$15	\$30	\$30	Daily
Trash around property/ Littering Common Areas	Warning	\$15	\$30	\$30	Weekly
Dogs using homeowners lawns/common areas	Warning	\$15	\$50	\$50	Daily
Excessive noise/Animal noise	Warning	\$15	\$30	\$30	Daily
Trash containers	Warning	\$15	\$15	\$30	Weekly
Unapproved signs	Warning	\$15	\$30	\$90	Weekly