

**EXCERPTS FROM BYLAWS AND ADMINISTRATIVE RULES AND REGULATIONS
RULES AND REGULATIONS OF THE COMMONS OF WYNDEMERE**

1. No dog or other four-legged animal is permitted to be kept on the condominium property, except each Condominium Owner may have one domestic cat less than 20 pounds. See policy for other requirements regarding cats. Renters as well as overnight guests in #12 below are not allowed to have any pets.
2. Pickup trucks, motorcycles, boats, golf carts, trailers, recreation vehicles or any other transportable personal property shall not be permitted in the parking areas or drives.
3. No bicycles are to be used or parked anywhere on the walkways. A very limited number of bicycles may be parked under the stairwells "in season," but may not be parked there while you are not in residence. Residents should work out the details being courteous to your neighbors. They also may be parked in the owner's carport parking space. Otherwise, bicycles are to be kept in unit owners' storage areas.
4. No propane gas or charcoal grills are permitted to be used on a lanai or common property, except for grills provided by the Association.
5. The washing of cars shall only be permitted in the parking lots near the hedges which run parallel to Wyndemere Way, and not near the front entrance of the buildings.
6. Each unit shall be used exclusively as a family residential dwelling. No industry, business, trade or commercial activities shall be conducted.
7. Construction and/or remodeling work hours are limited to the months of **May-October** during the times of 8 a.m. to 5 p.m. Monday through Saturday; no such work is permitted on Sundays. Consult the Homeowners office regarding the wood floor policy.
8. Common Property shall be used only for the purpose for which it is designed. No person shall cause damage to the Common Property or interfere with its proper use by others.
9. No wires, TV antennas, air conditioners, aerials or structures, such as outside storage or storage containers, are permitted on exterior of building.
10. No owner may dispose of or keep refuse, trash or garbage in or on any exterior area of the Owner's Unit or on the common property, except in those receptacles provided.
11. No signs of any type shall be kept or permitted on any of the property where the same may be viewed from the property, except for open houses as permitted by the Homeowners Association.
12. All rental and/or lease arrangements must meet certain criteria in your documents, including prior approval. Contact the Homeowners Association for details.
13. Overnight guests in the absence of the unit owner as well as the unit owner must complete applicable application. Contact the Homeowners Association for details.
14. No noxious, offensive, dangerous or unsafe activities shall be carried out in any unit, or on the Common Property. Owner and occupants of units shall exercise extreme care to regulate the use and occupancy of their units and to minimize noises in the form of late-night conversation, parties, musical instruments, radios, TVs, etc.

15. No skates, roller blades or skateboards shall be used in stairwells or walkways to units.
16. Pool - All smoking, including electronic cigarettes, is prohibited within the fenced-in area of the swimming pool. Also, as courtesy to your neighbors and as currently posted at the swimming pool, talking on cellphones is prohibited.
17. **Comply with all provisions of Declaration of Condominium, Articles of Incorporation, and the Bylaws for The Commons of Wyndemere. Please review these documents which are available at the Homeowners office.**

Association has the right to assess fines and institute legal action including eviction to enforce the provisions of its documents.

PLEASE TURN WATER OFF WHEN LEAVING ON VACATION OR FOR THE SEASON.