



WYNDEMERE
Homeowners Association

Rules and Regulations Reference Guide

HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS REFERENCE GUIDE

Introduction: All owners of Wyndemere properties are members of three organizations: the Wyndemere Homeowners Association, the neighborhood association, and Wyndemere Country Club. The following rules and regulations apply to the Wyndemere Homeowners Association only, except where noted.

For the benefit of all owners, residents, and guests, the following rules and regulations have been established by the unit owners and your Wyndemere Homeowners Association (WHOA) Board of Governors pursuant to the Declaration of the Association as amended from time to time. The enjoyment of living in Wyndemere will be enhanced by their careful observation. Please read and familiarize yourself with them.

The purpose is to provide a quick reference guide for our most important rules and regulations. These rules do not apply to Wyndemere Country Club; please reference those rules separately. In the event of any inconsistency between this summarized and restated version and the full version of WHOA's Declaration and Rules, the full version shall prevail. Check your local homeowners association documents for other restrictions and covenants.

The Board of Governors may, from time to time, adopt and amend administrative Rules and Regulations governing the use, maintenance, management and control of the Common Elements and the operation of the Association. Copies of such Rules and Regulations shall be furnished to each unit owner. Any Rule or Regulation created and imposed by the Board must be reasonably related to the promotion of health, safety, security, privacy, pursuit of happiness, peace of mind, and investment protection of the unit owners and be uniformly applied and enforced.

All homeowners are expected to maintain their properties to the highest aesthetic standards and in conformance with their neighborhood association restrictions.

Please ensure that all family members, tenants, guests, and visitors are familiar with these rules.

Helpful Hints and Suggestions:

Call 911 immediately to report any suspicious persons or activities, then notify the Privacy staff at (239) 263-3726. For all emergencies, call 911 immediately, then call the gatehouse.

To expedite access to the community for your guests and contractors, please use the Automated Attendant, (239) 263-0782.

General Information:

1. Each homeowner is responsible for the conduct of him or herself and all family members, guests, tenants, visitors, and contractors. Please ensure that all parties are aware of our WHOA rules.
2. Homeowners will be held financially responsible for any damage caused to another resident's property or common areas such as parks and roadway islands.
3. Do not reprimand or disrespect WHOA employees. Please be courteous to employees while they perform their duties. Report any issues with employees to the Executive Director or WHOA President.
4. No residential nuisances are permitted, including loud, boisterous or excessive noise or inappropriate or illegal behavior.
5. No materials, substances, or things may be kept on any portion of Wyndemere that are obnoxious to the eye or emit obnoxious odors and interfere with the peaceful enjoyment of the occupants of the surrounding property.
6. Our Governing Documents strictly prohibit short-term rentals, commercial or illegal activity within Units.
7. No dumping of any type, including residential trash, organic and toxic materials, building materials, contractor materials, etc. is permitted anywhere in Wyndemere. Call Collier County at (239) 252-2380 to schedule large item pick-ups.
8. Please contact the WHOA office at (239) 263-0761 for the residential trash pick-up schedule. Trash bags in a covered Waste Management container may be placed curbside not earlier than 6 PM the night before pick-up. Please return the Waste Management container to your garage as soon as possible.
9. Contractor hours from October through April are Monday-Friday from 7 AM to 5 PM and Saturday from 8 AM to 5 PM. From May through September, they are Monday-Saturday from 7 AM to 6 PM. The hours for Cypress Commons and Courtside Commons are Monday-Saturday from 8 AM to 5 PM year-round. Contractors are not allowed entry on Sundays and holidays except for emergencies. Contractors must leave your residence not later than 5 PM (or 6 PM – see above). The gatehouse will regulate entry. In home domestic service is permitted anytime.
10. Contractor dumpsters must be placed in the driveway or yard—not in the road. They must be emptied regularly. Contractors may not leave equipment and supplies at a home overnight unless stored in a garage.

11. Only authorized personnel are allowed to access, use or maintain WHOA’S common elements of infrastructure, including sprinkler systems, lighting, electrical, etc. Contact the WHOA office at (239) 263-0761 to report repair needs.

Who May Occupy Residence:

All occupancies shall be in accordance with the sections of local homeowner and condominium Declarations pertaining to residents, guests, and lessees. Residences may be occupied by owners, family members, renters, and houseguests subject to limitations identified in your local association’s governing documents. No business or commercial activities may be conducted from a residence. The WHOA office must be informed of all rentals. Rental registration forms are available on the Wyndemere Homeowners Association website (www.wyndemerehomeowners.com).

Rental/Lease Restrictions

Association	Minimum Length of Rental	Maximum Per Year
Amblewood	3 Months	2X
Coco Plum	30 days	3X
Courtside Commons	30 days	4X
Cypress Commons – No Pets	6 months	2X
Edgewood	3 months	2X
Estates	6 months	1X
Glen Meadow	3 months	2X
Glendevon	30 days	3x
Grasmere	6 months	2X
Mahogany Bend*	6 months or 2X/year	2X
Mahogany Run	30 days	2X
Preserve	30 days	3X
Rosemeade	90 days	3X
Villa Floresta	30 days	2X
Villages – No Pets	30 days	4X
Water Oaks	30 days	3X

Condominium associations require certificates of approval and an application fee. Refer to each association’s governing documents for a full description of rental/lease restrictions and requirements or contact the WHOA office at (239) 263-0761.

*A copy of the lease is required for approval by the Mahogany Bend Board of Directors.

Traffic/Vehicle Safety/Share the Road:

1. All vehicles must obey the posted speed limits within Wyndemere. Vehicles must yield the right-of-way to pedestrians, bicyclists, etc.
2. All vehicles and bicyclists must obey posted road signs and pavement markings, including STOP signs, yellow lines, and cautions.
3. All vehicles must travel through our community with caution, recognizing that our roads are designated as multi-use, including motor vehicles, bicycles, pedestrians, scooters, non-street legal vehicles such as WHOA and WCC vehicles, etc.
4. Everyone operating a bicycle shall travel in the direction of vehicle traffic and shall be subject to the same traffic rules applicable to any motor vehicle. Pedestrians should use walkways where available. When walking on the road, pedestrians should walk on the LEFT side facing oncoming traffic. For safety reasons, pedestrians should carry or wear a light when walking between sunset and sunrise.
5. By Florida law, a bicycle used between sunset and sunrise must be equipped with a light at the front visible from 500 feet away. It must also have a rear reflector and a red light on the rear of the bicycle visible from 600 feet away.
6. For safety reasons, bicycles are not permitted on walkways (except the S-Curve) — pedestrian use only.
7. All traffic rules will be strictly enforced by citations and fines.

Parking Rules & Regulations:

1. **Handicap parking zones are for the benefit of individuals issued handicap placards by recognized government agencies. The parking privilege is assigned to a person, not a vehicle.** Only assigned persons may use the designated spaces and the handicap placard must be clearly displayed per law.
2. Parking on all streets within the Wyndemere communities shall be on one side of the street only. The side selected for the vehicle parking will be alternated by the month. For instance, in January (month number 1), parking will be on the odd numbered side of the street. In February, it will be on the even side and so on throughout the year, changing each month.
3. Only four (4) wheel uncovered passenger automobiles, sport utility vehicles and passenger

vans may be parked in Wyndemere for a period exceeding 8 hours. Covered vehicles that are permitted by the preceding sentence must be kept in a closed garage or completely within a carport and covered with a form-fitted cover designed specifically for that vehicle.

4. No trucks shall be parked in Wyndemere between the hours of 12 AM and 7 AM unless kept in a closed garage.
5. No boat, boat trailer or other trailer of any kind, camper, mobile home, golf cart, covered vehicle or disabled vehicle shall be permitted in Wyndemere unless kept in a closed garage.
6. Parking for trucks, boats, RVs, trailers, etc. is available in the maintenance area for a nominal fee.
7. No vehicles may be parked on Wyndemere streets overnight (12 AM - 7 AM).
8. All Contractors must park their construction vehicles in their customer's driveway, not on the road.
9. No maintenance or repair shall be done upon or to any vehicle except within a closed garage.
10. Temporary use of waste collection, trailers or storage receptacles, during interior construction, may be used outside the residence on the driveway for a period not to exceed 3 days unless additional time is approved in advance by the ARC.
11. All Parking rules will be strictly enforced by citations, fines, and towing.

Architectural Standards and Control:

1. **All changes** to the *exterior of a residence*, including landscaping, must **first receive local ARC approval followed by WHOA ARC approval**. Please consult the governing documents for your community.
2. Local and WHOA ARC Committee members are authorized, with reasonable notice, the right of entry and inspection of any Lot, Condominium, or Unit for the purpose of determining ARC standards violations.
3. All homeowners are expected to maintain their properties to the highest aesthetic standards and in conformance with their local Declaration. Driveways, walkways, and light posts, mailboxes, etc., must be maintained in the style and color originally established or approved.

4. No owner may dispose of or keep refuse, trash, or garbage on any exterior portion of a lot or anywhere in Wyndemere except in containers approved by ARC.
5. All exterior lighting changes must be approved by ARC except for holiday lighting that may be displayed between Thanksgiving and January 10 only.
6. Clothes drying areas, drying or hanging facilities shall not be erected on any lot of common property without approval from ARC. No household articles such as towels, sheets, rugs, etc. may be hung from railings, windows, doors, etc.
7. No lot or unit shall be divided, subdivided, nor partitions or fences erected without prior ARC approval.
8. No signs of any type shall be installed on any lot, unit or any part of Wyndemere without prior ARC approval.
9. No antennas, satellite dishes, air conditioners, wires, aerials, or structures of any sort may be installed anywhere in Wyndemere without prior ARC approval.
10. No garage sales, estate sales, auctions, or similar events may be held (from) anywhere in Wyndemere.

Pet Regulations:

1. Where local Associations permit pets, only typical household pets may be kept in Wyndemere. These include dogs and cats. All pets must be under the control of the owner at all times and must be on a leash when outside.
2. Pets are not allowed in WHOA buildings.
3. Owners and guests must pick up and properly dispose of pet solid waste.
4. Nuisance pets (as outlined in the Declaration) shall be restricted or removed upon the request of the Board.

Violations and Fines:

Suspension of Master Association Use Rights: The Master Association may suspend, for a reasonable period of time, the rights of an owner or an owner's tenants, guests, or invitees, or both, to services and privileges. The Master Association may also levy reasonable fines not to exceed \$100 per violation, against any owner or any tenant, guest, or invitee. Each day of a

continuing violation may be considered by the Board of Governors to be a separate violation with only one notice and hearing required. The maximum fine for a continuing violation shall be \$50,000.00, unless applicable law mandates a lower amount, in which case that lower amount shall apply.