

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being duly elected and acting President of WOODCREST VILLAGE HOMEOWNERS ASSOCIATION INC., a Florida not-for-profit corporation, does hereby certify that at the duly noticed Regular Board of Directors Meeting held on March 16th, 2022, at which a quorum was established, the amendment to the Rules & Regulations for Woodcrest Village Homeowners Association Inc. set forth on Exhibit "A" was approved by the required vote of the board members. The Rules and Regulations, extracted from The Declaration of Covenants, Conditions & Restrictions, originally recorded in Official Records Book 1552, Pages 616 et seq., of the Public Records of Lee County, Florida, and having such Rules and Regulations amended from time to time by its Board of Directors pursuant to the Governing Documents on said Association.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal of the corporation.

Witnessed by:

WOODCREST VILLAGE HOMEOWNERS ASSOCIATION INC.

Diane H. Zigrassi
Print Name: Diane H. Zigrassi

By: William R. Benz
William R. Benz, President

Timothy A. Zigrassi
Print Name: Timothy A. Zigrassi

STATE OF FLORIDA)
) §:
COUNTY OF LEE

The forgoing instrument was acknowledged before me by means of ☐ physical presence OR ☐ online notarization this 16th day of March, 2022, by William R. Benz, as president of WOODCREST VILLAGE HOMEOWNERS ASSOCIATION INC., a Florida not-for-profit corporation, on behalf of the corporation and who [☒] is personally known to me OR [☐] produced a Florida driver's license as identification.

[NOTARY SEAL/STAMP]



Diane H. Zigrassi
Notary Public
My Commission Expires: 4/17/2023

Woodcrest Village Homeowners Association Inc.

P.O. Box 384, Lehigh Acres, FL, 33970

Physiology of Homeowner Association Inc.

Homeowners Association Living isn't for everyone!!!!

The mistaken concept is that the only difference is the method of ownership. The biggest difference is the living; owners sharing common elements in an undivided manner, accepting rules and regulations set forth by the majority.

Doing one's own thing can be in violation of the Associations rules and the Homeowners Association Concept.

The Architectural Control Committee

This Committee has been empowered by the Board of Directors to examine all requests for variance to the original design set forth by the developer; the appearance of the buildings, approaches to the buildings and all common elements.

The purpose of such examination is to preserve and maintain the architectural aesthetics originally established: wall breaks, uniform shrubbery and plantings, original and uniform color scheme and continuity of design flow.

Woodcrest Village homes are meticulously designed to provide gracious living with maximum privacy in an appealing and generous setting. This is why we became Woodcrest Village residents.

It is the Committee's task to enforce the will of the Board of Directors and the majority of the association members; therefore, please refer to the rules and regulations before attempting to alter anything visible from within or from outside the Village.

Written by Coleman Sampson-November 22, 1988

Policy Making

The Woodcrest Village Homeowners Association Inc. is responsible for promulgating, adopting and enforcing rules and regulations consistent with the Declaration, Articles of Incorporation, and they Bylaws. (Declaration, Article IV, section 5).

The Board of Directors manages the affairs of the Association (Article of Incorporation, Article V). Said The Board of Directors may promulgate rules and regulations and policies to promote the health, safety and welfare of residents and to preserve the integrity of the common health, safety and welfare of residents and to preserve the integrity of the common scheme follow. Each owner must sacrifice a degree of freedom of choice when there is a common and shared property; yet each owner shall receive a friendly and reasonable hearing when making requests to the Board or appropriate ruling committees. Rules and regulations, nevertheless, have been and will be developed to serve the benefit of all owners and residents.

Rules and Regulations

Ownership

1. Every owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment.
2. Parcels shall be used for single-family residential purposes only. Businesses and all other non-residential uses are specifically prohibited. Occupancy is limited to two (2) persons per bedroom. Renting or leasing of units is prohibited.
3. Guests may not extend vacations beyond thirty (30) days in a given year without knowledge and approval of the Board of Directors.
4. Any assessment not paid by the tenth (10th) of the month shall be assessed a late fee in an amount no less than twenty-five dollars (\$25) ~~nor greater than fifty dollars (\$50)~~, as shall be set by the Board of Directors from time to time. In addition, any assessment not paid within thirty (30) days after the due dates shall bear interest from the due date at the highest rate allowable by law per annum. The Association may bring action at law against the Owner personally obligated to pay the same or foreclose the lien against the parcel.
5. No trailer shall be used as a residence or place of business either temporarily or permanently.
6. No illegal, noxious or offense activity shall be permitted or done thereon which is or may become a nuisance in the neighborhood.
7. The grounds of each parcel and exterior of the home and patio area (whether vacant or occupied) shall be maintained in a neat and attractive condition.

Ownership Rules and Regulations

1. Acquisition and ownership of two pets animals, only one of which can be a dog, ~~one pet~~ is subject to the approval of the Board of Directors. The pet animal shall be identified by breed and adult weight according to the American Kennel Club Classification. The Pet adult weight shall not exceed twenty-five (25) pounds. In addition, the pet is to be on a leash under close control of an adult at all times (Lee County Ordinance); no pet may disturb

other residents or create a condition of nuisance; owners must remove pet excrement immediately and dispose of same. The only exception to pet rules is the allowance for all certified service animals owned and needed by a disabled owner or guest. A doctor's certification that an animal is necessary for a disabled individual is also acceptable to the Board of Directors, once such document is received by the Board.

2. Post lamps in front of homes must be on from dusk to dawn. Outdoor light switches shall be in the ON position at all times if occupied or not. Woodcrest Village Homeowners Association (WVHA) has responsibility for maintenance of the post lamps. Owners are obligated to supply current to the exterior light pole. Costs incurred due to in-house malfunctions or switches or other causes are the financial responsibility of the owner.
3. Repair or servicing of wheeled vehicles of any kind and including boats is prohibited outside an enclosed garage.
4. No fires for burning trash, leaves, and clippings or other debris or refuse shall be permitted on any part of the properties or roads right-of-way.
5. In as much as the roads are private, they shall be restricted to vehicle and pedestrian traffic. No play activity will be permitted on these roadways.
6. Landscaping. The typical house may have twenty (20) to twenty-five (25) plants depending on the ~~side~~ size of plants available. The number may increase by as much as fifteen (15) plants in order to cover utilities. No additional plant beds shall be made. ~~The Association will replace dead or unsightly perennial plants to bring the total of healthy perennial to no more than twenty-five (25).~~ Requests for planting or removal of trees, vines, or plants on the common property must be made in writing to the Horticultural Committee. Homeowners who have requested that they be permitted to maintain their plantings are responsible for appropriate replacements when needed. The homeowner may add annuals to provide color but the Association will not replace these. These policies do not apply to the rear of the units, where landscaping design and maintenance are the responsibility of the homeowner.
7. Repairs or adjustments to the sprinkler heads, pumps and timers, plus repairs or adjustments to the pool pump and filter equipment and pool heating

equipment will be done only by authorized persons designated by the Board. Residents should refer any problems in these areas to the Board. In addition, damage done to these items or to any part of the common grounds by visitors (guests) shall be the responsibility of appropriate homeowners.

8. Curbside pickups for recycling, garbage and horticultural collection should be placed at curbside no more than twenty-four (24) hours prior to collection. They should not be placed on the grass. ~~As of January 2003, recycling and garbage is picked up on Mondays and horticultural material on Fridays. As of January 2, recycling, garbage and horticulture is picked up on Tuesdays.~~ (Subject to change)
9. **Soliciting is NOT permitted** in Woodcrest Village.
10. The Board of Directors shall have access to the back yards of all properties in order to service the public good.
11. Decorating: there shall be no decorative items displayed in the front of or attached to the front of the house or to the lamppost. This includes but is not limited to license plates, emblems, signs, paintings, or wood scrollwork. House names on the mailbox, garage or entranceway are not permitted. The United States flag may be displayed at the resident's discretion, but not contrary to federal law. Hanging floral baskets in moderate numbers are permitted. Extra housing lights are prohibited unless approved by the Architectural Committee. Solar lights are allowed only in the mulched flower beds along the side of the house and there will be no more than six solar lights approved by the Architectural Committee. Christmas decorations are permitted from Thanksgiving to January 6th. Halloween decorations are permitted during the Halloween season. Halloween decorations can be put up a week before and taken down after Halloween night. Decorations shall be allowed for Easter and the Fourth of July, starting two weeks before these holidays and removed by one week after. These restrictions do not apply to rear areas or side areas behind the gate, providing such decorative items are not readily visible from the street.
12. Signs are prohibited to be displayed on the parcels with the exception of one "For Sale" sign which must be placed under the structure's eave, in a mulch or shrub bed, to eliminate interference with lawn care.
13. Garage, tag, rummage, yard, estate, etc. sales are ~~prohibited~~ allowed with

prior Board of Directors approval.

14. The Board may approve or disapprove any request for the installation of a generator pad at the front or side of a home after considering exhaust and noise hazards as well as appearance. Generators on the pad must be portable, not permanent, and they can be installed and used from the day electric power is lost and then removed the day electricity is restored.

Parking

Parking on landscaped areas is prohibited. Parking on streets is prohibited except for up to three (3) hours during daylight hours. Parking lots are reserved for guests only. Overnight Parking of a Commercial Vehicle, lettered truck, van or other than standard automobile is prohibited. ~~commercial vehicle, governmental vehicle (with the exception of police, fire and EMS), boat camper, RV or mobile home~~, unless parked in a garage is prohibited unless during the hours of 8:30 AM – 8:30 PM. Parking of a vehicle that is inoperative, wrecked, dismantled, in disrepair, or that does not have a current affixed and valid license tag is prohibited.

Architectural

1. Alteration of Frontal Views. There shall be no addition or alteration to any structure, which is visible from the street, with the exception of the installation of gutters and the screen enclosure of the entranceway. The entrance way is defined as the original poured concrete slab bounded by the front door and the sidewalk. The screening and its structural parts shall have a dark-tone finish, typically bronze or black. Vinyl windows for protection from rain may be installed on the screening. Gutters installed in the front shall be painted to match the surface on which they are mounted. The prohibited additions include windows, doors, and awnings. Aluminum framed windows on the front of the houses may be replaced with new vinyl-framed windows with white frames for the grey houses and brown vinyl for the brown houses. The new front windows must have the same number of panels, which can be done by using window inserts. Approval for new front windows must be obtained first from the Architectural Committee.
2. The owner shall clean, repair, re-stain or replace, as appropriate, the exterior portion of each structure, with the same colors as initially used on the structure, including exterior surfaces of garage doors, as often as is necessary to comply. Article VI Section 2 (g) Declaration of Covenants. The following are the exterior home color schemes. Color charts are provided on the reverse of the Architectural Request for Plan Approval.

Flex Bon Paints

Brown Homes Stucco: 5430
Dark Brown: 5385
Light Brown: 5744
Grey Homes Stucco: 5430 Dark Grey: 5434
Light Grey: 5433

No more than three adjacent homes can have the same color combination, i.e., three brown or three gray combinations.

Garage Windows

A garage window may be installed on a garage wall if installed to conform to the following conditions:

- a) The window may be 24"H X 36" W or 24"H X 30" W metal framed, double hung or louvered unit.
- b) The installation is to be high above the ground and as far from the street as feasible.
- c) The window is to be trimmed with 4" wood, painted to conform to the house trim.
- d) The window addition starts with a written request to the Architectural Control Committee.

If required, application for a building permit should be made to the Codes and Building Services of Lee County after approval of the Architectural Control Committee.

Garage Door Repair/Replacement

The only metal door authorized at the present is the insulated steel AMARR CORP. insulated "Weather Guard" or the insulated "Heritage 3" door. Contact your Architectural Control Committee for details and approval before proceeding with repair or replacement.

Storm Shutters

To maintain Woodcrest Village Standards, approval of shutters must be obtained from the Architectural Control Committee. Roll up shutters (electric, crank or belt operated) and hand-installed emergency panels will be approved. Colors must be compatible with home colors. Bahamas Style shutters and awnings will not be approved. ~~It is recommended that~~ Windows visible from the street should have

shutters deployed only in emergency situations. (To close these shutters while on vacation is an invitation to theft and vandalism.)

Entrance Exposed Overhead Policy

Option 1: Replace deteriorated beams or cut out deteriorated sections and splice with new cedar matching material, caulk and paint (two coats).

Option 2: Encase beams with non-rusting metallic sheeting after repairing or replacing deteriorated sections, caulk and paint (two coats).

Option 3: Roof-over once all deteriorated (rotting) of beams has been cutout. Reinforce with two-inch (2") members for positive attachment of plywood for roofing surface and caulking panels. Provide ventilation to space between ceiling and roof deck. All finished trim to match trim of main house. Gutters and down spouts is optional. All wood surfaces shall be caulked and painted (two coats). Roof shingles must match those on main roof. Shingle sample must be approved by Architectural Control Committee before work begins.

A reputable carpenter or General Contractor must accomplish Work request.

Note: When installing a new roof on a unit not meeting the above policy, the entrance overhead is to be brought up to code by either closing in the overhead as above or by removing the plastic panels, plywood or screening now in place.

The prior written approval of the Architectural Control Committee is required for any alterations to the front of the units. This includes but not limited to such items as replacement of roofs, gates, garage doors, screen doors, siding, stucco and repainting.

Swimming Pool: Rules and Regulations

Emergency Phone: 911 Phones are in any house.

1. No lifeguard on duty: you swim at your own risk.
2. Residents and guests must obey all swimming rules as posted on the bulletin board as well as on the large signs.
3. Please shower each time before entering the pool, as body oils and suntan lotions damage the pool filter.
4. Children & Adolescent seventeen (17) years and younger are not allowed in the pool or on the pool deck area unless accompanied by a resident adult or guest adult from their household.

5. Babies in diapers and others with incontinence issues must wear plastic pants. DIAPERS ARE NOT ALLOWED TO BE PLACED IN THE POOL TRASH.
6. Safety and exercise devices, toys and floats are allowed in the pool or on the deck, but must not interfere with the quiet enjoyment of the pool by other members and Guests. Persistent violations of this rule may result in denial of pool privileges for up to one year. ~~Safety and exercise devices, toys and floats are allowed in the pool or on the pool deck only if other users do not object. Requests for such objects must be asked by a responsible adult. Obnoxious, noisy behavior that disturbs other residents and/or compromises safety will not be tolerated. Persistent violations of this rule may result in a denial of pool privileges.~~
7. No food is allowed in the pool area with the exception of Board approved social events. Beverages must be in non-breakable containers only.
8. Each resident is responsible for leaving the pool deck area free of litter.
9. If you move a chair or lounge, please replace it. Poolside furniture may not be removed from the pool deck area.
10. Animals are not permitted in the pool area or on the pool deck.
11. No diving ~~no~~ or jumping permitted in the pool and no running on the pool deck.
12. Pulling or placing any body weight on the safety rope is not permitted. The last person to leave is responsible for replacing the safety rope.
13. Each homeowner is responsible for the safety and behavior of members of their households who are using the pool facilities. All unaccompanied guests must bring the homeowner's guest pass and place it in the bulletin board on the front of the pool house.
14. Please observe the pool hours of sunrise to ~~11 P.M.~~ sunset.
15. Pool capacity is seventeen (17) people. Pool depths are measured in feet.

16. Special events for the Association will operate under rules set by the planning committee.

17. Smoking is prohibited in the pool area.

Precedence of Rules

All rule conflicts will be resolved by the following rule precedence utilized by the Board of Directors.

1. Reference to Covenants, Reference to the Bylaws, Rules and Regulations