

The following pages are the covenants, conditions, restrictions, etc. for:

Winter Ridge Condominiums in Winter Haven, FL.

These documents have been provided to us by the homeowner, the Homeowner's Association (HOA), and/or we have located them in Polk County Public Records.

This may not be all relevant documents in their entirety. In addition, these documents may be amended at any time without notice.

This information is being provided as a courtesy. However it is your responsibility as the tenant to contact the Homeowner's Association for any additional documents, information, and/or updates that may not be included here.

The following documents were provided to us by Stambaugh, Inc. on December 6, 2017.

**WINTER RIDGE CONDOMINIUM HOA, INC.
C/O STAMBAUGH, INC.
COMMUNITY ASSOCIATION MANAGEMENT SERVICES
500 ORCHID SPRINGS DRIVE
WINTER HAVEN, FLORIDA 33884
(863)-324-5100 **** FAX (863)324-5114
E-Mail Address - stambaughinc@verizon.net**

APPLICATION TO PURCHASE/LEASE INTRUCTIONS

- 1. Fill in application completely. Any blanks will cause delay in approval and may constitute grounds for rejecting application.**
- 2. Submit application to the office along with a copy of the fully executed lease agreement.**
- 3. Cash or Check for Application Fee-Check for \$100 to WINTER RIDGE CONDOMINIUM HOA, INC.**
- 4. Schedule a date and time for orientation meeting.**
- 5. Tenants will be provided with a copy of the signed orientation form.**
- 6. Tenants will receive a copy of the rules and regulations package to read and sign an acknowledgement letter of receipt.**

- 1 - IF ANY QUESTIONS ARE NOT ANSWERED OR LEFT BLANK, THIS APPLICATION MAY BE RETURNED, NOT PROCESSED AND NOT APPROVED.
- 2 - MISSING INFORMATION WILL CAUSE DELAYS IN PROCESSING YOUR APPLICATION.
- 3 - ONLY THE APPLICANTS ARE AUTHORIZED TO SIGN ALL FORMS.
- 4- ANY MISREPRESENTATION OR FALSIFICATION MAY RESULT IN YOUR DISQUALIFICATION.

APPLICATION FOR ASSOCIATION APPROVAL

* I (we) understand that upon receipt of a completed application, an orientation meeting is required. This meeting must be completed before a Board of Directors Certificate will be issued. Occupancy prior to the board of directors' approval is prohibited.

FOR PURCHASE/LEASE APPLICANTS ONLY:

LEASING ___ PURCHASING ___

PRINT LEGIBLY OR TYPE INFORMATION

Date of Application: _____ Estimated Move In Date: _____

Property Address: _____

Applicants Name: _____ Phone # _____

Social Security Number: _____ Date of Birth: _____

Applicants Address: _____

City: _____ State: _____ ZIP: _____

Applicants Name: _____

Social Security Number: _____ Date of Birth: _____

Applicants Address: _____

City: _____ State: _____ ZIP: _____

Applicant's relationship: _____ Phone: _____

Emergency Notification Information: In case of emergency

Name _____ Phone # Day: (____) _____

Street Address: _____ Phone # Eve: (____) _____

City: _____ State: _____ ZIP: _____

Please list any Animals that will be residing in the Association. Pursuant to the Rules and Regulations, no more than 2 dogs or 2 cats may be in a unit at any time.

Please list all Vehicles that will be parked within the Association.

Year _____
Make _____
Model _____
Tag Number _____

Year _____
Make _____
Model _____
Tag Number _____

How many occupants will be RESIDING in the unit? _____

References: Please supply two (2) non-family personal references

Name _____ Phone # (_____) _____

Street _____ State _____ ZIP _____

Name _____ Phone # (_____) _____

Street _____ State _____ ZIP _____

Authorization to perform a Criminal Background Check is given by signing this application form.

Applicants Signature

Date

Applicants Signature

Date

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RULES AND REGULATIONS

(TO BE COMPLETED AFTER ORIENTATION MEETING)

ACKNOWLEDGEMENT

**WE HEREBY ACKNOWLEDGE THAT WE HAVE RECEIVED AND
UNDERSTAND THE RULES AND REGULATIONS FOR WINTER
RIDGE CONDOMINIUM HOA, INC.**

ACKNOWLEDGED BY

DATE

ACKNOWLEDGED BY

DATE

WINTER RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION INC RULES AND REGULATIONS

The following Rules and Regulations for Winter Ridge Condominium Homeowners Association, Inc. have been adopted at a duly noticed meeting, per Chapter 718, Florida Statutes, and the procedure set forth therein, and the Declaration of Condominium by the Winter Ridge Condominium Homeowners Association, Inc. ("Association"), Board of Directors effective 2017/modified 7/18/2016.

Every Unit Owner within the Winter Ridge Condominium Homeowners Association Inc., their tenants, guest and invitees, are governed by and must comply with the following Rules and Regulations which apply to the Association's Common Elements as well as privately owned Units, in addition to the deed restrictions contained in the Association's Declaration of Condominium.

RULES AND REGULATIONS:

POOL AND FACILITY USE

1. No lifeguard is on duty at the pool. Pool is open from dawn to dusk.
2. Persons under the age of 18 must be accompanied by an adult in the clubhouse and at the pool. Clubhouse is open from dawn to dusk with the exception of community events.
3. No running on pool decks, NO DIVING into the pool, and No Profanity.
4. Smoking at the pools is allowed only in the designated areas.
5. Proper bathing attire is required to swim in the pools. Only pool appropriate attire shall be worn in the pool, i.e., bathing suit, with the exception that a solid white t-shirt may also be worn in the pool. Traditional street clothing, such as jeans, or undergarments may not be worn in the pool. Children wearing diapers must be in a swim diaper while in the pool.
6. No playing ball on the pool deck. No skateboards, bikes, etc. allowed on the pool decks.
7. No food is allowed on pool deck. No glass containers of any kind are allowed. No alcoholic beverages of any kind.
8. Pool/Club cards are required to gain access to the pool complex. Residents are not to open the gates for anyone else. Residents that are observed opening the gates for other people, could lose their access rights for 30 days. Residents are limited to 4 guests at time. Electronic key access cards may be obtained through the Association's property management office.
9. No wet bathing suits allowed in the clubhouse at any time.
10. Unit owner or approved tenant who has been issued a keyfob or amenities pass must be present with all guests when guests are using the amenities: i.e. swimming pool and clubhouse, unless a guest pass is obtained in advance through the condo office.

COMMON ELEMENTS

1. When entering the community, lower music in your car. No one shall play or be permitted to operate a stereo, television, radio, or musical instrument in such a manner as to unreasonably disturb any other occupants.
2. As further provided herein, all automobiles shall be parked in the designated parking spaces. No boats, recreational vehicles, campers, motor homes, trailers, commercial trucks, non-licensed, or non-operational vehicles shall be permitted to be parked or stored anywhere in the community, including the parking spaces. Double parking is prohibited. There shall be no parking on the grass.
3. The speed limit in the community is 15 MPH.
4. All vehicles MUST have a decal, or parking pass displayed at all times. Decals may be obtained through the Association's property management office.
5. There is no loitering or solicitation allowed on the property.
6. Owners, tenants and guests will not be allowed to use the amenities if the quarterly fees are not current on their unit. 90 days is considered delinquent.
7. Bikes, skateboards, garbage, etc. are not to be left in the yards, or on the common elements, or outside of a Unit..
8. Clubhouse and Pool community parking is restricted to not more than 5 consecutive days. Vehicles that fail to follow this rule are subject to towing.
9. Any owner requesting a rental assignment of a boat slip shall submit a copy of the boats registration, description, make, year, and color of the boat. Boats are not allowed to dock on shore. The Association shall not be held responsible or liable for any damages incurred by using the dock.
10. Clubhouse may be reserved for private parties for up to 50 people except on holiday weekends. A rental fee of \$50 and a refundable \$50 security deposit will be required at the time of reservation. The use of the pool is not included in the rental of the clubhouse.
11. Common elements shall not be obstructed, littered, defaced or used in any manner, and shall be kept free from any rubbish, debris, or other unsightly materials. Vehicular traffic is restricted to paved areas only and unit owners may not cross over or onto non-paved areas with vehicles.
- 12.
12. No skateboarding, bikes, or skates shall be allowed on the shuffleboard court.

UNIT/LOT USE

1. Consistent with Article XIX, Section B 2, of the Declaration of Condominium, the Association's Board of Directors shall have the authority to approve and authorize (upon receipt of an application by an

Owner) the Owner to install and maintain the surrounding three (3) foot common element area of the respective Unit. All approvals from the Board shall be in writing. The Board does not have the authority to authorize any material alterations to the common elements. Landscaping shall not exceed the approved three (3) foot area, unless authorized by the Board of Directors in writing. All improvements and maintenance of any approved areas shall be to the satisfaction of the Board. The Board shall have the authority to require the Owner to take specific action as to the approved areas, which may include removal of all improvements. All costs and expenses of any such required action by the Board, including attorney's fees and costs, shall be the burden of the Owner. Any Landscaping is to be maintained by the Unit Owner and shall not be permitted to grow into the soffit of the Unit. No approval shall be given for planting of ivy or vines that attach to the blocks or stucco of the building. No Ficus trees shall be allowed.

2. All displays or modifications are to be consistent to the other parcels and units in the Community, and unless expressly authorized by law, must be approved by the Board of Directors. All changes must be submitted to the Board of Directors for review PRIOR to any changes.

3. No signs are to be placed in windows of units or vehicles or on the outside of the units, except those as allowed per law, i.e. Chapter 718, Florida Statutes or permitted by the Board of Directors. For Sale/Rent signs are permissible but shall not be larger than 2x2 and shall be placed in the living room window of the unit.

4. PETS ARE PERMITTED. No more than 2 dogs or 2 cats shall be permitted within the unit. Animals must be leashed at all times when outside the Unit. All animal litter must be picked up immediately. Residents shall be held liable for any damages to common property by their pets. No animal may be tied outside unattended.

5. No window a/c units are allowed unless mounted in the back porch enclosure.

6. Storm shutters will be approved provided the color is white, beige/almond, or aluminum mill finish and the fastening aluminum strip be of the same color as the building when installed. Shutters and fasteners will only be installed during the threat of a hurricane and will be completely removed when the threat has passed. The approval is subject to the owner being responsible for any and all repairs necessitated or caused by the installation of such items.

7. Condominium Units including carports and porches shall be used only for residential purposes and shall be kept free from any rubbish, debris, or other unsightly material. Carports shall be kept clean and in good repair. All porches and lanais shall be kept in a neat and orderly fashion. Gutters shall be kept clean and no mold growth will be allowed. Owners are responsible for all cleaning, maintenance, and repair of carports and back porches/lanais.

8. Satellite dishes are permitted but wiring shall not be permitted to pass through the outer wall. All wiring shall be through the soffit of the unit.

9. Vertical or Horizontal blinds white in color, must be the window covering. Such blinds shall be kept in good repair.

10. No carpet shall be affixed to any walkway. No painting of any kind shall be done without express written authorization of the Board of Directors.

11. No storage or receptacles may be placed on limited common elements except the limited common elements starting with a "Y" designation, and then no storage shed or receptacle may exceed the height of the enclosed said area. All trash and garbage placed in the dumpsters must be contained in plastic bags or containers and securely tied. No furniture, oversized items, or horticulture may be placed in the dumpsters. Horticulture may be placed in the designated area at the northeast side of the complex. Furniture, mattresses, chairs, sofas, or other large items will be picked up every other month at the designated area of the clubhouse. Notification of the pickup date will be provided at the bulletin board next to the clubhouse. Dumpsters are emptied every Monday and Friday. Recycling is picked up every Tuesday and should be placed in your blue box curbside by Monday evening or early Tuesday morning. Recycling boxes are not to be outside during any other time.

12. No work shall be allowed on any vehicles at any time. Including maintenance repairs and oil changes. Cleaning of the vehicle is permitted.

13. No yard sales are permitted unless authorized by the Board of Directors.

RENTAL & PURCHASE RESTRICTIONS

1. Owners of units being rented shall provide their tenants with a current copy of the Rules and Regulations of the Association.

2. No unit will be allowed to be rented unless –all monetary obligations to the Association are current.

3. If a unit is rented and the owner becomes delinquent, a letter will be sent to the owner demanding payment within 30 days. If payment is not received, the tenant will be notified to remit the rental payment to the Association, as expressly provided in Section 718.116, Florida Statutes, as may be amended from time to time. Once the total outstanding monetary obligations due to the Association are satisfied, the owner will receive any remaining proceeds and the tenant will be advised to no longer remit the rents due to the Association. If the tenant fails to remit the rental payments to the Association, the Association has a right to move forward with eviction efforts.

4. All rental and first time purchaser agreements are subject to approval following application through the Association's management company and payment of a nonrefundable \$100 fee. All rental agreements shall be on file with the Association. No unit shall be rented for less than 3 months. Failure to follow these rules and approval process may result in fines to the owner and eviction of the tenant. New tenants must have a copy of their lease to obtain a pool access card.

FINE POLICY

1. The Association may levy a reasonable fine for failure of the owner or occupant of a unit to comply with any provision of the Declaration, the Bylaws, or reasonable Rules and Regulations of the Association. Fine will not exceed \$100 per violation per day, not to exceed \$1000 in aggregate. Owner will be given a single 14 day notice of violation and be given an opportunity for a hearing prior to a fine being levied. The hearing will be before the violation and fines committee with the board making the final determination of a fine. The Association through its Board of Directors will follow the guidelines set forth in Florida Statutes 718.303 paragraph (3) (b) before a fine will be levied.

PARKING & TOWING POLICY

1. Vehicles which SHALL NOT BE PARKED within the Winter Ridge Condominium Association, except in areas designated by the board.

1. Inoperable vehicles and vehicles with expired or missing tags.

2. Vehicles with commercial signs unless such vehicle is the sole transportation of the Resident.

3. Motorhomes, Campers, boats, trailers of any kind, and any vehicles exceeding 1 ton.

4. Each resident must park in one (1) of their two (2) assigned spaces and may not park in any other unit space without written permission of that unit owner.

5. No vehicle length shall exceed the parking space, no double parking is permitted, no parking on the grass at any time.

6. Posted Speed limit is 15MPH. All traffic signs must be followed.

7. Vehicles in violation of the above rules will be ticketed with a 24 hour notice to rectify. If the violation is not corrected within 24 hours, a FINAL NOTICE will be placed on the vehicle and it will be subject to immediate towing. The Property Manager along with 1 board member may authorize towing or any 2 board members.