

Woodland Manor HOA Rules and Regulations

House and Yard

1. Each mobile home, carport, porch and/or screen room must be kept tidy and washed as required. Woodland Manor HOA Covenants pg. 2 Sec. IV
2. Yards are to be regularly mowed with trees and bushes trimmed. Fallen brush, trees and limbs must be picked up and placed at the curb. Yard waste pick-up day is WEDNESDAY. Limbs and branches curbside for pick-up cannot exceed 4ft in length or 60 lbs. Woodland Manor HOA Covenants pg. 2 Sec. IV
3. No junk/debris/toys are to be stored within view around the house or in the yard. Woodland Manor HOA Covenants pg. 7 Sec. XXV and XXVI.
4. The county trash pick-up day is TUESDAY. Cans and recycle bins may be placed curbside the evening before and should be removed by the following evening. Trashcans must be stored in a place that is concealed from general view.
5. Large household items such as furniture, mattresses and other items may be placed on the curb and will be picked up on regular trash days. These items may not exceed 3 cubic yards per week. Appliances, tires and construction debris WILL still need to be scheduled for pick up by calling GFL at 386-222-0693.
6. Each mobile home must have Skirting/Aproning/Underpinning that reaches the ground and hides the underside of the home from view. Woodland Manor HOA Covenants pg. 6 Sec. XXII.
7. Windows that are boarded due to Hurricanes, strong winds, etc. must be uncovered 15 days after each Weather Event. Additionally, any temporary structure that is damaged due to a weather event must be removed within 15 days.
8. Each property should have a working yard light that illuminates from dusk to dawn. This helps with the safety and security of the neighborhood. This can include an outdoor pole light, working porch light, flood light, etc. Each homeowner is responsible for the maintenance of their own light and should also ensure that the brightness does not disturb other homeowners or those traveling on the street.
9. Unlicensed/untagged and/or inoperative vehicles cannot be stored on the property. Boats and trailers must be stored to the rear of the property. No vehicle with a gross weight greater than 10,000 lbs. may be parked in our community. Woodland Manor HOA Covenants pg. 5 Sec. XII.
10. Each property must have a permanent (1) attached carport, (2) shed/utility room, (3) awning, or (4) screened porch. Woodland Manor HOA Covenants pg. 7 Sec. XXIV.
11. Personal items including but not limited to children's toys, bicycles, garbage cans, car parts, cones and trailers must be put away at the end of each day and kept out of roadways.

12. Homeowners are responsible for following county regulations for fire barrels and fire pits. While permits are not required for recreational burning, any fires should NOT be located within 25 ft. of a structure and the flame should not exceed 3 ft in diameter and 2ft in height.

Deland.org/250/burning-information

13. Each mobile home must have house number on your home visible from the road, and on your mailbox.

Pets/Children

1. Each pet owner within the community must pick up after their animals. This includes your own yard and if you walk your dog throughout the neighborhood. Volusia County Ordinance Chapter 14-52

2. **ALL** animals must be kept on a leash at all times unless in your secured fenced-in yard. Please note that many neighbors have “Beware of Dog” signs posted on their properties and you should not approach these animals or properties without the owner’s consent. You are responsible for your pet at all times.

3. If you have a dog that barks, do not leave them outside for hours on end. Volusia County Ordinance Chapter 14-31

4. While outside play for children is encouraged, children should NEVER be left unattended and should keep noise levels to a respectful volume. Children may not play on or trespass onto other residents’ property without explicit permission from the property owner. Parents and Caregivers are liable for children’s actions.

5. For everyone’s safety, keep children off the roadways at all times unless accompanied by an adult or guardian.

6. RESIDENTS shall not enter County owned areas including retention ponds and drainage areas. Walking a pet or children playing in these areas could result in fines to the HOA and residents.

HOA DUES

Annual HOA dues are 75\$ and are due on January 1st of each calendar year. If not paid in full by the due date, a 30-day grace period is provided, and a friendly reminder notice may be issued. If the payment is not made, it will begin to incur interest on the unpaid amount at 10%.

- If the 30-day period is ignored, the account will be turned over to the attorney for collections. A Notice of Intent to Lien will be issued and if not paid within 45 days of the letter, then a lien will be recorded against the property.
- If after 45 days from the Notice of Intent to Lien, the amount has not been paid the Association will proceed with recording a Claim of Lien in public records. A copy of the lien will be provided to the owner.

- After the lien is recorded and if the amount is still not paid, the Association will proceed with a 45-Day Notice of Intent to Foreclose letter.
- If 45 days have passed since the Intent to Foreclose Letter was issued and the owner has not paid the amounts due, the Association will proceed with Foreclosure action.
- The property owner will be responsible for ALL costs and fees associated with late payment collections.

General/Other

1. Two (2) yard sales per year are permitted. The Community hosts a sale annually in February/March and each property is encouraged to participate.
2. NO PROPERTY RENTALS ARE ALLOWED. This includes renting rooms within your home. Amendment to Section XXXII. Filed 03-22-2022
3. All mobile home properties shall be for single-family occupancy only. Amendment to Section XXXII Filed 04-12-2016
4. The firing of guns in the community is ILLEGAL.
5. Fireworks are NOT allowed in the community with the exception of New Year's Eve, New Year's Day and Independence Day. Following these Holidays, you are responsible for picking up all trash and debris from yards and roadways. When setting off fireworks, please be mindful of your neighbors' property. If your negligence results in ANY property damage, you are responsible for repairs. There are neighbors in our community that suffer from PTSD, have pets and children that are afraid of loud noises, and many homes in this community are old. *Think twice before setting off fireworks.*
6. Unregistered motor vehicles are prohibited from being stored on any property within Woodland Manor. This includes any vehicles that are not currently registered with the Florida Department of Highway Safety and Motor Vehicles (FLHSMV) and do not display valid license plate. Golf carts are allowed within our community but should follow all traffic rules.
7. Loud music played from your home, car or outdoor space is prohibited. If your neighbor can hear it, it is too loud. Volusia County quiet hours are from 10pm to 7am and loud music during these hours is considered disturbing the peace. Volusia County Ordinance no. 83-22 Article VI Sec. 50-478
8. To install a pool, shed, or new mobile home unit, homeowners must obtain a permit from the county. Permits are obtained at the Volusia County Building located at 123 W. Indiana Ave, 2nd Floor or online at permitctr@volusia.org. Please note our Governing Documents outline appropriate sizing for specific units and this must be followed. Woodland Manor HOA Covenants pg. 3 Sec. V and VI.
9. Residents may request to use the clubhouse for events. You can obtain the "Request to Use Clubhouse" form from the HOA Officers/Directors. When using the clubhouse, residents must follow all Clubhouse Rules.

10. The annual Homeowner's Meeting is held in March of each year, and it is STRONGLY ENCOURAGED that everyone attends. Additionally, monthly meetings are open to the community and are generally held on the second Monday of each month (Oct-May) at 6:30pm.

11. The Association's Officers, Board of Directors and Committee Members are ALL unpaid Volunteers. It takes the full community to keep things running smoothly and looking nice. If you are interested in joining any of our active committees, please reach out to a Board Member or attend a Monthly Meeting to learn where help is needed. We ALWAYS need volunteers.

12. To stay informed about Monthly Meetings, Annual Events, Bingo Nights, Potlucks, etc. please pay close attention to signage posted in the community, check out our website, woodlandmanorhoa.com, view the Notice Board outside the Club House or like us on Facebook at "Woodland Manor HOA, DeLand FL"

ON OCTOBER 13, 2025 AT OUR MONTHLY COMMUNITY MEETING, IT WAS APPROVED BY OUR BOARD OF DIRECTORS TO ADD THE FOLLOWING RULES TO OUR GOVERNING DOCUMENTS.

13. Starting Immediately! Homeowners must provide an up-to-date list of everyone residing in the home 18 and older, to include number of minor children that are living in the home. Also, your current contact information must be kept up to date. ANY changes to your Deed what so ever must be reported to the HOA within 30 days of any changes. You can send this information to woodlandmanorhoa1973@gmail.com , call or text Lisa @ 802-324-8027. Failure to comply will result in a violation/fine.

14. The Board of Directors has established a fine of \$10.00/day per violation to our Governing Documents. Our Governing Documents are legally binding per Florida Law.

*Please add this page to your copy of the Woodland Manor HOA Rules and Regulations