

# 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 Covenants pg. 2 sec. IV)
2. Yards must be regularly mowed with trees and bushes trimmed. Fallen brush, trees and limbs must be picked up and placed by the curb. Yard waste pickup day is Wednesday. Limbs and branches curbside for pickup cannot exceed 4ft in length or 60 lbs. (Woodland Manor 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. Trash cans 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. (Woodlands 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. Any temporary structure damaged due to weather events must be removed within 15 days.
8. Each property should have a working yard light that illuminates from dusk to dawn for safety and security. Ensure brightness does not disturb neighbors.
9. Unlicensed and/or inoperative vehicles cannot be stored on the property. Boats and trailers must be stored at the rear. No vehicle over 10,000 lbs allowed. (Woodlands Manor HOA covenants pg. 5 sec. XII)
10. Each property must have a permanent carport, shed/utility room, awning, or screened porch. (Woodlands Manor covenants pg. 7 sec. XXIV)
11. Personal items such as toys, bicycles, garbage cans, car parts, etc. must be stored daily and kept out of roadways.

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12. Homeowners must follow county regulations for fire pits. No fires within 25 ft. of a structure; flames should not exceed 3 ft. in diameter and 2 ft. in height.

13. Each mobile home must display its house number visibly from the road and on the mailbox.

## PETS AND CHILDREN

1. Pet owners must clean up after their animals throughout the neighborhood. (Volusia County Ordinance chapter 14-52)

2. Animals must be leashed unless in a fenced yard. Do not approach animals marked with 'Beware of Dog' without owner consent.

3. Do not leave barking dogs outside for extended periods. (Volusia County ordinance chapter 14-31)

4. Children should not be left unattended and should maintain respectful noise levels. No trespassing without permission.

5. Keep children off roadways unless accompanied by an adult.

6. Stay out of County-owned retention ponds and drainage areas. Violations may result in fines.

## HOA DUES

Annual HOA dues are \$7500 and due January 1st. A 30-day grace period is provided before interest (6%) begins accruing.

- After 30 days, unpaid accounts are referred to an attorney. A notice of intent to lien is issued and must be paid within 45 days.

- If unpaid, a lien is recorded. If still unpaid, a 45-day notice to foreclose is issued.

- Continued nonpayment leads to foreclosure action. Homeowners are responsible for all fees and costs associated with collection.

## GENERAL / OTHER

# Woodland Manor HOA Rules and Regulations

1. Two yard sales allowed per year. The community hosts one in Feb/March.
2. NO PROPERTY RENTALS ALLOWED, including room rentals. (Amendment filed 3-22-2022)
3. Homes must be for single-family occupancy only. (Amendment filed 4/12/2016)
4. Firing guns in the community is ILLEGAL.
5. Fireworks are only allowed on NYE, New Year's Day, and Independence Day. Clean up debris after use. Be considerate of neighbors.
6. Unregistered/unlicensed vehicles may not be driven on Woodland Circle. Golf carts are allowed if they follow traffic rules.
7. Loud music that disturbs neighbors is prohibited. Quiet hours: 10pm-7am. (Volusia County Ordinance no. 83-22 Article VI Sec. 50-478)
8. Permits are required for fences, pools, sheds, or new mobile homes. Obtain at 123 W. Indiana Ave or [permitctr@volusia.org](mailto:permitctr@volusia.org).
9. Residents may request clubhouse use via form from HOA or [WoodlandManorHOA.com](http://WoodlandManorHOA.com). All clubhouse rules must be followed.
10. Annual Homeowners Meeting held in March. Monthly meetings occur Oct-May, usually second Monday at 6:30pm.
11. HOA board and committee members are unpaid volunteers. Volunteers are always needed.
12. Stay informed through signage, the HOA website, the notice board, or Facebook at Woodland Manor HOA, Deland FL.