

WESTWINDS VILLAGE, INC.
RULES AND REGULATIONS
Effective Date October 24, 2022

The shareholders and the Board of Directors of Westwinds Village, Inc. have attempted to create a beautiful and desirable mobile home community. The rules which follow are intended to ensure peace, quiet, health, cleanliness, safety and beauty within the park, which should make for carefree living in an attractive atmosphere and preservation of your investment. Violations of these rules should be reported to office. Shareholders must comply with city, county and state laws and ordinances.

The terms "Westwinds", "Village", "park", "community", "Westwinds Village", "ROC" (resident owned community) and "corporation", used herein, refer to Westwinds Village, Inc. The terms "park management" and "management", used herein refer to the park manager, who is governed by the Westwinds Village Board of Directors. The term "*office*" used herein, refers to the Westwinds Village Office. The term "REC", used herein, refers to Westwinds Recreation Association. Any additions, changes, deletions, or interpretation of the rules and regulations are the sole responsibility of the Board of Directors.

1. ACCEPTANCE:

Prospective new owners, shareholders, tenants, and caregivers must be approved by park management before moving into the community. Westwinds is a 55+ community with a minimum age requirement of 45 for every resident and a minimum age of 55 for at least one member living in each home unit, except for caregivers. Criminal and financial background checks shall be completed by the office and are

required (including for caregivers) at the applicant(s) expense. If any tenant, or seasonal tenant moves out of Westwinds for longer than 1 (one) year they must go through another background check and must be approved by park management before returning.

2. MAINTENANCE FEES, MORTGAGE PAYMENTS, AND RENTS:

All fees are due and payable on the first day of the month. A late fee will be charged for payments received after the 5th calendar day of the month. The fees are posted in the office. Storage fees are paid in advance on a yearly basis. Late storage fees will be charged after 30 (thirty) days' delinquency. The fees are posted in the office. A drop slot for payments is situated to the left of the office front entrance. Resident(s) will pay all bank and Westwinds fees for NSF checks.

3. MOBILE HOME MAINTENANCE AND REPAIR:

(A) All homes shall be maintained as a personal residence and shall be kept clean, neat and attractive, and in a good state of repair. The park manager and residents chosen by the ROC Board will conduct periodic inspections of the park to ensure that all homes in the park meet those standards. When homeowners leave for two or more weeks, they must make arrangements for someone to watch over their mobile home and perform such actions as needed to maintain their mobile home and its appearance. The homeowner is required to inform the office of the homeowner's designated caretaker.

(B) Residents shall have no more than one attached shed and one detached shed. A detached shed shall be 120 square feet or less and up to 8 feet in height, measured from grade to roof ridge. A detached shed shall be located in the rear of home if lot size/utilities allow, otherwise the detached shed can be located on the side of the home if lot size allows. No shed of

any size shall be located within five (5) feet of any side or rear lot line or be within that area ten (10) feet between units.

A detached shed shall be constructed from wood, metal or plastic.

A detached shed should have metal strapping or wire cable hurricane tie-downs, not rope.

Permanent pergolas and hard top gazebos constructed from wood, metal or vinyl/PVC with a maximum of 120 square feet are allowed and shall have ground anchors or hurricane tie-downs. Framed canvas tented patio pergolas and gazebos with maximum of 120 square feet are allowed and shall be staked, secured or removed by the resident during severe weather. Pergolas and gazebos shall be located in the rear of home if lot size/utilities allow, otherwise pergolas and gazebos can be located on the side of the home if lot size allows. No pergola or gazebos shall be located within five (5) feet of any side or rear lot line, or be within that area ten (10) feet between units. All pergolas and gazebos require ARC (Architectural Review Committee) approval. No structure shall be located within ten (10) feet of the roadway.

(C) Residents with items for sale may list them on the park TV channel 732 or dispose of items through the carport sale(s) sponsored by Westwinds, which are open to the public. At any other time of the year; items for sale shall not be displayed anywhere in Westwinds Village with a "for sale" sign.

(D) To ensure that each home contributes to the aesthetic appearance of the park, any and all new construction or alterations done or caused to be done to the exterior of the mobile home or on the lot requires prior approval by the ARC. An ARC form and a sketch of the planned improvements, including skirting, must be approved prior to beginning any construction or alterations. Exterior re-painting or siding of a mobile home, carport, driveway or shed must be of the color palette approved by the

ROC Board. A copy of the approved ARC form can be displayed on the resident's pole lamp pole only while the work is being performed. Unit owners who hire a contractor must ensure the contractor is licensed, and has proof of workers' compensation and liability insurance. ARC's disapproval of a request may be referred to the ROC Board for final decision.

(E) The Park provides lawn service that includes cutting and edging each resident's lawn. If you choose to mow your own lawn, the request must be in writing to the Park Manager and cutting must coincide with the Parks mowing schedule and mower height of the other lawns. An exterior well-water faucet has been provided for use in watering lawns and plants; and potable water shall not be used for this purpose. No shrubs, trees or flowers shall be planted so that they extend onto adjoining lots, or block emergency access between units. Fences that enclose a property are prohibited. Only two(2) privacy screens or sound barriers are allowed but shall be a maximum of 6 foot 6 inches high and a maximum of 10 feet long.

(F) Landscaping is encouraged, but written ARC approval shall be obtained before purchase for type and location of trees, because all utilities are underground. Respect for each other's property and privacy is required, so residents, their guests, pets and visitors shall not walk, or drive any vehicle, uninvited, across the lawns of others. Water is not allowed to run needlessly into the roadway. Permitted watering times are based on state and/or county water restrictions.

(G) For safety reasons, all pole lamps shall be clean and in working order and be on from dusk to dawn, even when the resident leaves town. All pole lamp poles and fixtures shall be painted black and shall emit white light.

4. GARBAGE, RECYCLING, AND REFUSE:

(A) No loose garbage will be picked up. Household garbage shall not exceed two bags each weighting no more than 50 pounds when filled. The office must be notified in advance if three or more bags are to be picked up. Plastic bags must be of adequate thickness and tied to prevent spillage. Garbage and recycle containers must be put out not earlier than the night before the collection day and removed on or before the evening of the day the pick-up has occurred. Collection days are posted in the park office.

(B) All logs, tree limbs, brush, palm fronds and other yard waste must not exceed 6 inches in diameter and must be cut in 4-foot lengths or less and tightly bundled for collection. Each bundle must not exceed 50 pounds. Yard waste should be placed in plastic bags and will be collected on yard waste collection day which is posted in the park office.

(C) Special items such as stoves, furniture, mattresses, lawnmowers, bicycles, and television sets will be collected from the curbside location. No construction material or items that contain refrigerant will be collected and disposal of such materials is the responsibility of the resident. Office must be called in advance for large items. The day of pickup is posted in the office.

(D) Manatee County has established a recycling program that includes Westwinds. The day of pickup is posted in the office. Each unit is issued one (1) container.

5. CLOTHESLINES:

Only umbrella-type clotheslines may be used and are to be located as approved by ARC.

6. SPEED LIMIT:

To protect residents and property, all residents, visitors and guests must observe the 10-m.p.h. speed limit and obey all stop signs and traffic rules: pedestrians have the right of way.

7. VEHICLES:

(A) Each home shall be allowed to park only two (2) motor vehicles, guests' cars included, (motorcycles are considered as a motor vehicle, electric golf carts are not). Residents shall park on their own parking pads, driveways, paving stones or carports and not on any lawn. Written permission is required from the owner for another resident to use their parking pad, driveway or carport. A copy of the written permission must be given to the office.

(B) For reasons of safety, guests' or residents shall not park on the street overnight. Park resident's guests with campers, motor homes or travel trailers must park them in the parking area at the Westwinds office, with management approval. No one is permitted to sleep in a camper, travel trailer or motor home at any time even though such unit may be self-contained. Westwinds is not licensed for RV occupancy.

(C) Only minor emergency vehicle repair is permitted but must be completed by 8:00 p.m. daily. Unsightly, unlicensed, expired registration or inoperative vehicles are not permitted in the park.

(D) Noisy vehicles are not allowed. Resident owned electric golf carts are permitted, but gas golf carts are not permitted. Residents, guests, and visitors must obey all traffic rules, including a driver 16 years of age or older. Golf carts operating at night must have front and rear lights. All golf carts must be covered by owners' liability insurance.

(E) Trucks over 1 ton capacity and construction equipment are not allowed to be parked in the Village overnight without park management approval.

(F) Residents may wash their cars on their own carports, pads or on the specifically designated space in the storage area.

(G) Residents shall not store campers, cargo trailers, travel trailers, motor homes, or boats of any kind or recreation vehicles on their lot, carport, car pad or street.

(H) Westwinds roads are private. Management specifically reserves the right to restrict the operation of all delivery transportation or other vehicles within the park which are deemed to be detrimental to the safety and well-being of the residents and the preservation of the park grounds and roadways. Management reserves the right to ban from the park any vehicle that is a hazard, nuisance or discredit to the park or is in frequent violation of traffic rules.

8. NOISE:

At any time, residents shall not sing, shout, argue or play any radio, television, stereo, or musical instrument in such a manner as to annoy other residents in the park. No construction/remodeling noise is permitted after 8pm or before 8am. During the summer months lawn cutting may start around 7am due to the heat.

9. SELLING/RENTING YOUR HOME:

(A) Any shareholder who decides to sell or rent his/her home, shall notify the office in writing first. Management must approve all prospective shareholders and tenants for any length of stay; a background verification is required beforehand at the prospective shareholder or tenant's expense. A

tenant may not sub-let the home. Each shareholder is responsible for their tenants' compliance with the rules of the park. Homes may be rented to a maximum of two (2) tenants conditioned upon clearing a credit check, background check, and meeting the age requirement. Tenancies must be for a minimum of three (3) months. The shareholder must advise park management of the tenants' name and address and shall advise the tenant to check in with the park office upon arrival and that the tenants must abide by all park rules and regulations.

(B) Only 2 (two) for sale/realty signs not to exceed 18" x 24" may be displayed in/on the windows and they must adhere to the rules of the Florida Real Estate Commission.

(C) Unit owners shall notify park management at least thirty (30) days prior to moving a mobile home. This will allow appropriate arrangements to be made for protection of wiring, plumbing and other underground utilities and for the park manager or another authorized park representative to be present when the move is made. Before the home is moved it must be pest/termite inspected and treated, if needed, at the unit owner's expense. (This will protect other homes from getting pest/termites). Unless the lot is left neat and clean, clean-up will be completed at the expense of the home owner. If a mobile home has been condemned, the homeowner will have ninety (90) days to have the home removed. Before moving any mobile home in, out, or around the park the shareholder shall provide to the park office a one-thousand-dollar(\$1000) damage deposit.

(D) No shareholder/entity is allowed to have ownership interest in more than 2 units in Westwinds Village. Shareholders must reside in the park for at least three (3) months annually in order to be eligible to purchase a second unit. The spouse and/or partner of the shareholders shall also be considered the shareholder for the purpose of this rule.

(E) Homes that are to be purchased by shareholders for residence in Westwinds Village, either as a new installation to a vacant lot or to replace a previously existing home shall be no older than two years prior to the current year it is brought into Westwinds. Shareholders may choose single-wides no smaller than sixteen (16) feet wide or double-wide homes. All homes shall be subject to the size restrictions of the lot and easements. Shareholders must receive approval, in writing, from the ROC Board for any/all homes to be brought into Westwinds prior to the scheduled arrival at Westwinds Village. Any/all homes must conform to the standards as stated in the Rules and Regulations of Westwinds and Manatee County, Florida.

10. TV SERVICE:

There shall be no exterior antennas of the type for radio, CB or ham radio. A resident may, at their expense, install a satellite TV dish antenna which does not exceed three feet in diameter. Prior to installation, the resident shall get written approval from ARC for the purpose of ensuring that the antenna is installed in an area that is as inconspicuous as possible without interfering with the TV reception.

11. UTILITIES:

(A) All repairs, electrical, gas, water or sewer, performed by a resident or their contractor must be reported to the Park Manager, the Board of Directors, or notify the after-hours emergency contact. The costs of repairs made without the proper notification are the sole responsibility of the resident.

Westwinds is not responsible for, and will not repair, any water heater damage due to interruption of water supply.

(B) Responsibility Westwinds Village, Inc.

1. **ELECTRICAL:** Pedestal, Breaker, and Breaker Box
2. **WATER:** Water main and all shut off valves, non-potable water main and shut-off valve.
3. **SEWER:** Sewer line from the main up to and including the p-trap or cleanout.

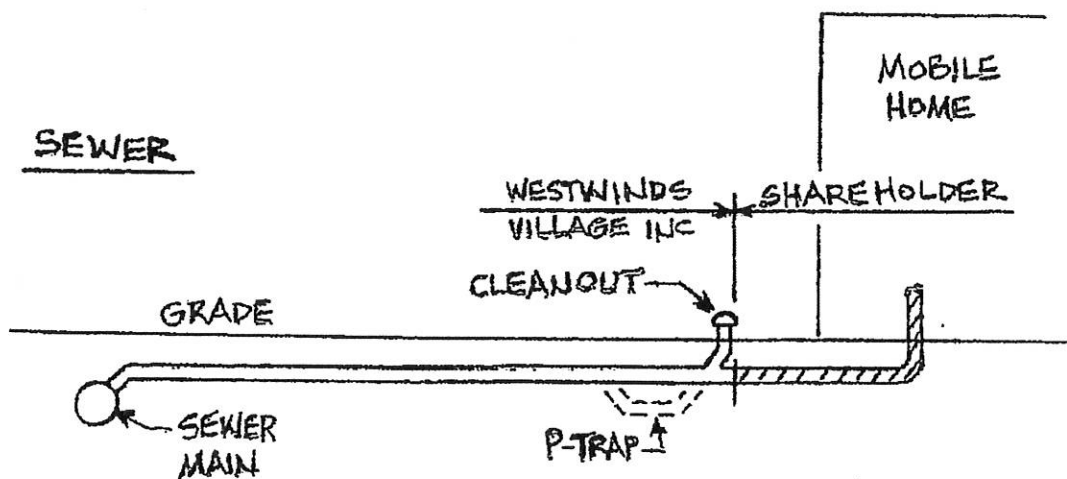
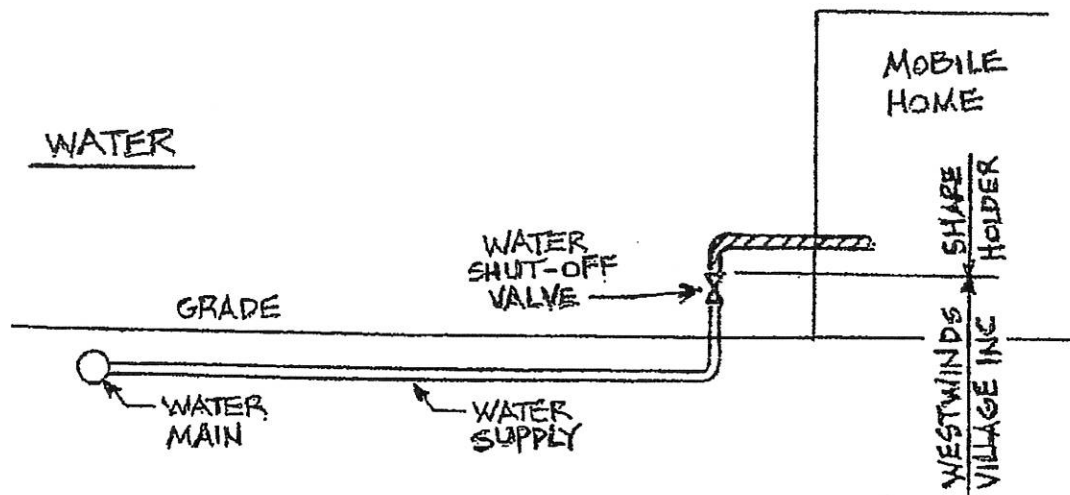
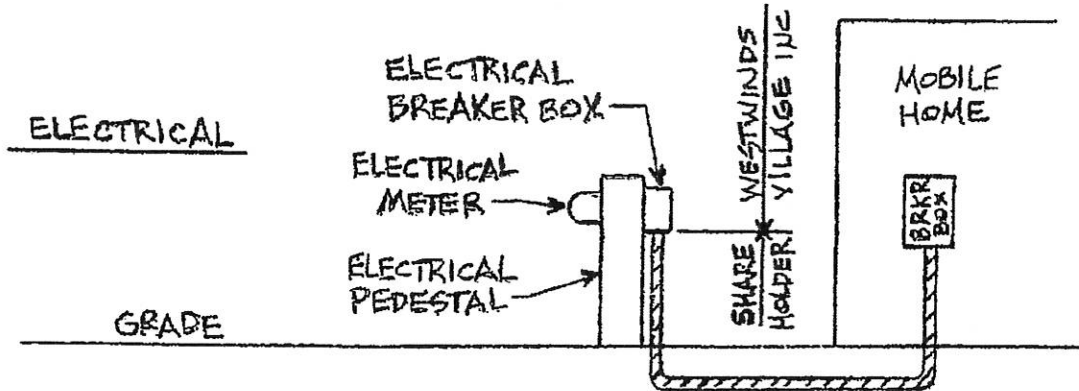
(C) Responsibility –Shareholders and Non-Shareholders

1. **ELECTRICAL:** The wiring (underground) from the pedestal to the unit.
2. **WATER:** Lines from the shut-off valve to the unit.
3. **SEWER:** Sewer lines from the p-trap or cleanout to the unit.
4. **TV, Cable or Telephone lines.**
5. **Residents are responsible to ensure that there is at least a three (3) foot clearance around the electrical pedestal.**

Any problem deemed to be caused by the shareholder, guests, relatives or tenant will be the responsibility of the shareholder or tenant.

(SEE DRAWING)

WESTWINDS VILLAGE INC.
ELECTRICAL, WATER & SEWER UTILITY DEMARCATION POINTS
===== INDICATES SHAREHOLDER RESPONSIBILITY



12. PETS:

Pet owners or custodians shall comply with all local, county and state statutes, as may change from time to time. Pets are subject to the approval of the park. Only two (2) house pets are permitted. Pets shall be kept on a leash and under control at all times when outside of the home. Pets are not allowed to run free, or be a nuisance because of noise or for any other reason. Pets may not be left outside on a screened lanai, in a carport or tethered outside when the owners or custodians are not present with the pet. The owner of each pet must immediately pick up and dispose of the pet's waste when deposited anywhere in the park. Visitors with pets must conform to all of the park rules. A pet registration form must be completed annually by all pet owners and provided to the office along with the latest vaccination record and a picture of the pet. The pet owner's phone number shall be attached to the pet's collar. A Pet involved incident shall be reported to the park office immediately upon witnessing the event.

Per Manatee County Ordinance 12-10:

- Pet owners shall have each pet's license tag attached to each pet's collar.
- Maximum length of leash/lead is 8 feet.

13. GUEST:

A person, other than shareholder, can stay overnight in Westwinds for a maximum of thirty (30) days per calendar year, and must register at the park office on or before arrival. Guest vehicles must also be registered. Permission in writing must be obtained from management for guests to stay for a longer period. Such permission is granted in emergency situations and, if granted, will result in a guest fee per day per person. Management reserves the right of determination on emergency and length of stay. Written permission is also required for guests staying for

any period of time during the owners' absence. Each resident is responsible for the conduct of their guest(s). Fee is posted in the park office.

14. HOUSEHOLDS OF THREE OR MORE PERSONS:

No home may have more than two persons as occupants (except for guests as provided above) without the prior written consent of the park management. In households where (3) or more persons are permitted to reside, those persons over the normal limit of two (2) shall incur an extra charge per day per person for each day over 30 per year. Fees are posted in the park office. A caregiver permitted in a home as a reasonable accommodation under federal, state, or local Fair Housing provisions is exempt from any such fee or extra charge. Criminal background checks are required for all individuals staying longer than 30 days.

15. RECREATION FACILITIES AND COMMON AREAS:

Residents and their visitors or guests must abide by the rules posted at recreation facilities and other common facilities. This includes the clubhouse, swimming pool, shuffleboard court, billiard room, and library. Any violations of these rules are to be brought to the attention of park management. Any resident or group intending to use the clubhouse must schedule through the REC Association. Drinking of alcoholic beverages must be confined to the proximity of the home and at Westwinds clubhouse, screened porch and patio. Drunkenness, immoral or nuisance-type behavior will not be tolerated.

The resident is solely liable for any and all damages or violations of rules done by their guests or visitors. Westwinds reserves the right to repair such damages and to charge the shareholder the actual cost of such repairs,

including the office expenses and supervisory expense. Such charge shall be due and payable the first of the month following the performance of the work and is subject to late charges after the 5th day of the month due.

(A) No smoking or vaping is allowed outside of designated smoking areas.

(B) No pets, with the exception of service animals, are allowed inside recreational areas.

(C) Only residents, visitors, and registered guests are allowed to use the recreational facilities and common areas.

(D) Only Westwinds approved rental/use is allowed.

(E) Westwinds Village/REC sponsored activities open to all residents and the general public shall be permitted (craft fair, carport sale, etc.)

(F) All posted Capacity Regulations, as determined by the Manatee Fire and Rescue District, shall be strictly adhered to.

16. MISCELLANEOUS:

(A) No soliciting is permitted, except as regards canvassing by and of homeowners' associations, federations, or organizations as prescribed in Sec. 723.054(3), F.S.

(B) For the safety and convenience of all, each shareholder must post the lot number with at least 3" letters and numbers on the home on the side facing the street. (Per Manatee County ordinance.)

(C) Residents must register at the park office when leaving for or returning from an absence of two weeks or longer. Emergency contact phone numbers must be supplied to the office.

(D) No fireworks are allowed. No wood burning, or trash fires allowed. Barbeque grills that are electric, propane gas, charcoal briquettes, or wood pellets are allowed. Propane fueled firepits are allowed.

(E) The corporation shall not be responsible for loss or damage caused by accident, fire, theft, or any other cause. The corporation shall not be liable for accident or injury to any person or property through the resident's use of the recreation facilities or motorized vehicles. The residents and their guests may avail themselves of these facilities at their own risk and assume liability for any physical damage or personal injury caused by such use. In the event of fire, or other damage or destruction of property, a resident is responsible for removing all debris from his/her property within ninety (90) days. Resident is responsible for maintenance fee during this time or while lot is vacant.

(F) Exemptions apply only to current shareholders and non-shareholders of record in Westwinds Village Inc., as of the effective date of these Rules and Regulations, and are not transferable to new shareholders.

(G) The Office must have on file a yearly updated "next of kin"/emergency contact registration form.

(H) No one will feed the wildlife such as birds, racoons, opossums, rabbits, squirrels, feral cats, per The Florida Fish and Wildlife Conversation Commission Ordinance Rule 68A-4.001.

(I) Before a tree can be removed or a new one planted an ARC form must be filled out and approved. The homeowner must call "811 before digging" to avoid hitting underground utilities. When a tree is removed the homeowner must ensure grinding of the stump level with the ground.

RULES AS POSTED AT FACILITIES

BILLIARD ROOM RULES AND REGULATIONS

Hours 9:00 AM – 11:00 PM

1. No Smoking Allowed
 2. No Pets Allowed
 3. Only residents and registered guests are allowed to enter the pool room
 4. Registered guests must be accompanied by a resident to gain access. Only residents and registered guests are allowed to enter the pool room
 5. Replace equipment before leaving
 6. Turn off the A/C, lights, fans and lock side doors before leaving.
- Trespassers are subject to Sheriff's Arrest.*

LIBRARY

Residents and Registered Guests Only

1. Do not return books to the shelves after browsing
 2. Do not return books to the shelves when returning books
 3. Do not shelve books that are being donated
 4. No Smoking Allowed
- Trespassers are subject to Sheriff's Arrest*

POST OFFICE BOX AREA

1. Residents and Registered Guests Only
 2. No pets or bicycles allowed inside the mail box area.
- Trespassers are subject to Sheriff's Arrest*

CLUBHOUSE/LANAI – RULES AND REGULATIONS
Residents and Registered Guests Only

1. A resident request for use of the Clubhouse or Lanai shall be accomplished by contacting the Recreational Association
2. The Clubhouse and Lanai may be used by residents
3. There will be no outside rental of the Clubhouse or Lanai
4. Corporation sponsored activities open to all residents and the general public shall be permitted (craft fair, carport sale, etc.)
5. No Smoking in the Clubhouse – Smoking is allowed on the Lanai.
6. All tables and chairs shall be returned to their prior location at the end of the activity.
7. Cleanup of Clubhouse/Lanai, Kitchen, Utensils and any other Equipment is required (Westwinds maintenance personnel are responsible for set-up & clean-up after a BOD and/or REC meeting)
8. All Capacity Regulations, as determined by the Manatee Fire and Rescue District, shall be strictly adhered to.
9. Turn off all lights, fans, air conditioning, and other equipment utilized during activity
10. The last person to leave the Clubhouse must lock the door to the Lanai and Clubhouse

Phone in Clubhouse area. Call 911 in case of an emergency. Trespassers are subject to Sheriff's Arrest.

SHUFFLEBOARD COURT – RULES AND REGULATIONS

Residents and Registered Guests only

1. Courts must be brushed before playing
2. Absolutely no bicycles, skateboards, roller blades, scooters, walking, running, jumping, or playing on the green playing surface of the courts
3. No food, beverages, or glass containers on the green playing surface of the courts
4. Do not play on wet or damp courts
5. Do not drag shuffle cues on the green playing surface of the courts
6. Replace equipment when play is finished
7. Courts are for the use of residents and registered guests only
8. All players under 16 years of age must be accompanied by an adult.

Trespassers are subject to Sheriff's Arrest

SWIMMING POOL RULES AND REGULATIONS

1. Swim at your own risk - No Lifeguard on duty.
2. Private Pool – Residents and Registered Guests Only! Trespassers are subject to Sheriff's arrest.
3. Children under 16 must be accompanied by an adult 21 years of age or older.
4. Pool hours are from 9:00 A.M. to Sunset – weather permitting and if outside temperature is 65 degrees or above
5. No pool entry during pool vacuuming/cleaning.
6. All swimmers must wear swimsuits.
7. Please use the shower to rinse off suntan products before entering pool. Note: no body or hair shampoo products allowed.
8. No food in pool or on deck.
9. No glass on pool or on deck; use plastic only.
10. No pets in pool or food area. Only registered ADA animals permitted.
11. Swim diapers must be used for children that are not toilet trained.
12. No bicycles, Skateboards, Roller Blades, Scooters or Golf Carts on the pool deck; no air floats in the pool.
13. No horseplay, diving, running, jumping or boisterous behavior allowed.
14. Pool furniture may not be removed from the deck.
15. Use only designated smoking area (BBQ area).
16. Bathing Load 52 Persons
17. Call 911 in case of emergency. Phones located in Restrooms and in clubhouse.

LAUNDRY FACILITY
Residents and Registered Guests Only

Westwinds is Not Responsible for Loss or Damage to Clothes

1. No Dyeing of clothes allowed
2. Do not overload – Washing machines will shut off and fail to operate if overloaded. This is a design feature to protect the motor
3. Do not put greasy clothes in washer
4. Do not wash rugs in machines
5. No smoking allowed

Trespassers are subject to Sheriff's Arrest.

(CURRENT RULES, NOV. 84, FOR WESTWINDS PROSPECTUS)
(CORRECTED FOR NEW MANATEE COUNTY COLLECTION RULES 10-1-85)
(CORRECTED FOR RULES CHANGED MAR. 14, 1996)
(CORRECTED FOR TYPOS AND OMISSIONS 12-18-98)
(CORRECTED FOR RULES CHANGED JAN. 18, 2002)
(CORRECTED FOR RULES CHANGED FEB. 11, 2008)
(CORRECTED FOR RULES CHANGED FEB. 12, 2009)
(CORRECTED FOR RULES CHANGED NOV. 1, 2012)
(AMENDED RULES-DBPR APPROVED AUG. 03, 2022)

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

VIA EMAIL ONLY TO: Mrh@phkhlaw.com

August 3, 2022

Ms. Mary R. Hawk, Esquire
Porges, Hamlin, Knowles & Hawk, P.A.
1205 Manatee Avenue West
Bradenton FL 34205

RE: WESTWINDS VILLAGE, A RESIDENTIAL COOP
WESTWINDS VILLAGE INC
PR2298, A00002
revised rules and regulations

Dear Ms. Hawk:

I have examined the referenced amendment for substantial compliance with the provisions of Chapter 719, Florida Statutes. The amendment is accepted for filing purposes pursuant to Chapter 719, Florida Statutes.

This notification only verifies compliance with the filing and disclosure requirements of Chapter 719, Florida Statutes, and does not constitute the division's endorsement of the offering, development, or any representations made concerning this filing. Acceptance for filing does not relieve the developer of any duty or responsibility under the Florida Statutes, the rules promulgated by the division thereunder, or any other applicable laws.

Thank you for your cooperation. If you have any questions, please contact me.

Sincerely,
BUREAU OF STANDARDS AND REGISTRATION



Philip Twelves
Real Estate Development Specialist
850.717.1466
philip.twelves@myfloridalicense.com