

EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE, INC.

COVENANTS AND RESTRICTIONS

1. VEHICULAR PARKING - Parking allowed in designated areas only. Parking on road and grass is prohibited. No commercials on any vehicle. Boats, motorcycles mopeds and disabled vehicles are prohibited from parking in Woods Landing Townhomes.
(Article II, Section 2.09)
2. SIGNS - No signs on any lot. For resales, signs may be posted in the units window.
(Article II, Section 2.09)
3. PETS - No rodents or reptiles shall be kept, permitted, raised or maintained on any lot. Keeping pets of this nature on the screened porch areas will attract predator type animals resulting in possible danger to your pet, your property as well as other residents. Cats, dogs and birds are accepted, but not for any commercial or breeding use or purpose. The keeping of a dog or cat is not a right of a unit owner, or renter of Woods Landing, but a conditional licence. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or any pet is vicious, is annoying to other residents, or has in any way become a Nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at Woods Landing Townhomes Community.
 - (a) A dog must be on a leash at all times when outside of the owner's unit. It remains the responsibility of the owner to make sure this information is understood by the lessee, if they lease their unit.
 - (b) Because of the limited size of the grounds, a dog must not be curbed at any place on the Land. If so it is the responsibility of the pet owner to clean up after his pet, as the common ground belongs to all the owners of Woods Landing Townhouses.
 - (c) Birds shall be kept caged at all times.
(Article II, Section 2.12)
4. NUISANCES - No illegal, noxious, or offensive activity shall be permitted on any part of the common areas, nor shall anything be permitted or done thereon which may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood.
(Article II, Section 2.13)

5. CARPORTS - Nothing shall be stored in the carport areas except motor vehicle and bicycles. TRASH CANS, FOLDING CHAIRS, BOXES, HOUSEHOLD ITEMS AND OTHER ITEMS ARE STRICTLY PROHIBITED. These items are to be stored in the storage areas or enclosed areas of each unit. This allows a uniform, clean, orderly appearance to the Woods Landing Community.

(Article II, Section 2:13)

6. TRASH AND GARBAGE - No trash, garbage, rubbish, debris, waste material, or other refuse shall be allowed to accumulate or remain on any part of the land, nor upon any land or lands contiguous thereto. TRASH PICK UP IS ON TUESDAY AND FRIDAYS, AND SHOULD NOT BE PUT OUT EARLIER than these pick up days, as this results in scavenging animals making a mess spreading the garbage all over the common areas, not to mention the very unsightly appearance it makes for the other residents.

If the unit is leased it should be posted in the unit that the garbage be left in unit for the Managing Company to remove after the unit is vacated. If there is no Managing Company then the owner should advise the renters to remove the garbage from Woods Landing property or make other arrangements. The responsibility of follow through on this remains with the owner.

(Article III. Section 3.01)

7. CLOTHES LINES, ETC. - No Clothes lines, hangers, or drying facilities shall be permitted or maintained on the exterior of any unit.
8. LAKE PARCELS - No rafts or motorized vehicles shall be brought or operated on any of said lakes, and no swimming shall be allowed.

New unit owners, renters or guest should be aware that harassing or feeding the alligators is strictly prohibited. They are a very natural part of the Florida environment and will retreat when approached by humans. Feeding or harassing alligators results in their losing their fear of humans and results in the alligator having to be destroyed. Help us retain the Florida we all came here to enjoy.

(Article II - Section 2.32)

(Article II - Section 2.13)

9. AERIALS - No exterior radio or television mast, tower, pole, wire, aerial, antenna, nor any other exterior electronic or electric equipment, structures devices or wires of any kind shall be installed or maintained on the exterior of any Unit or on any portion of any Lot.

(Article II - Section 2.10)

10. POOL - There can be no swimming in the pool before sunrise or after sunset because of Insurance. In addition, please clear the pool area by 9:00 P.M. because the noise carries across the lake and disturbs the residents in these homes, as well as those next to the pool.

(Article II - Section 2.13)

11. WINDOW AIR CONDITIONERS AND FANS - No window air conditioning units, window fans, or exhaust fans shall be installed in any side of a unit which faces an Access Way.

(Article II - Section 2.08)

12. MAINTENANCE - Each Unit Owner, lessee, or occupant shall, at all times, maintain the Unit pursuant to the Declaration and the Regulations.

(Article II - Section 2.20)

13. UNIFORM DESIGN - All Units shall be and remain of like exterior design, shape, color, and appearance. Any exterior alterations, such as adding enclosed porches, screened areas must first be approved by the Board of Directors.

(Article II - Section 2.17)