

# WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION

## WELCOME LETTER AND MAJOR INFORMATION TO NEW RESIDENTS

**TO ALL NEW RESIDENTS OF WYNDHAM VILLAGE:**

The Board of Directors wishes to welcome you to our community and provide you with some important information you need to know moving into Wyndham Village.

Construction within Madison Green started in 2000. Madison Green is a corporation under Florida State law. It consists of 1145 residential homes. A Board of Directors consisting of seven (7) Directors governs the Homeowners Association and the property manager maintains an office in the clubhouse. Madison Green has annual assessments that are paid quarterly.

Wyndham Village is also registered as a Florida Corporation. Construction was completed in 2003 and the Homeowners Association consists of 192 residential homes with zero lot lines. A board of Directors consisting of 3 Directors governs the Homeowners Association and currently they meet at the clubhouse on the 3<sup>rd</sup> Wednesday of the month, quarterly. Board meeting notices are always posted 48 hours in advance at the front entrance and all residents are encouraged to attend. Wyndham Village ALSO has annual assessments that are paid quarterly. Members who are more than 30 days late on paying their assessments will be charged late fees and the delinquency will be turned over to the attorney for collections. If the assessments with late fees and attorney fees are not paid immediately, the delinquent account will be liened and the entire balance of the annual assessment will be accelerated and due immediately.

Wyndham Village is governed by the governing Covenants and Restrictions outlined in the Wyndham Documents you were provided at “closing” or the signing on the lease. All residents are required to abide by these restrictions and the violation process is outlined below. According to our Documents and Florida State Law any resident who violates any of the restrictions and fails to correct the violation after being properly noticed can be “fined” up to \$100 per incident and up to \$1000.00 cumulatively in lienable fines. If the resident fails to still correct the situation and fails to pay the fine, the account will be turned over to the attorney for civil action and the Association may enter the property and correct the violation at the homeowners’ expense.

Wyndham Village has a web site where you can view the Documents of the Association, floor plans, obtain forms and pay assessments.

<http://bristolmanagement.com/forms/Wyndham%20Village/wyndham.html>

## **Summary of Important Information;**

### **Animals**

1. All pets (dogs & Cats) are required to be on a leash when off the homeowner's own property. (This is also county law)
2. All owners are required to pick up their pets waste (this is county law)

### **Architectural Change Requirements**

1. All Changes, additions, removals of anything to/ from the outside of the home or yard must have prior approval from the Homeowners Association.

### **Gates**

1. ALL residents are prohibited from gaining entry to the community by manually opening the gates. This damages the gates and causes everyone excessive maintenance cost. Violators caught can be fined up to \$100.00 per incident and charged for any damage to the gates. Residents are responsible for their guest.
2. Gate openers can be obtained from the Property Manager@ 561-575-5423

### **Garbage & Trash**

1. Garbage-picked up on Tuesday and Friday's.
2. Vegetation , bulk trash & recycle materials -picked up on Fridays ONLY
3. Nothing can be put out by the curb until 6 PM the day before pick up
4. All containers must be removed the day of trash pick up
5. Garbage cans and recycle bins must be stored inside the garage.

### **Landscape**

1. The Homeowner is responsible for maintaining ALL common property adjacent to the homeowner's property. This includes the trees in the swale.
2. The three main palm trees in the front yard (queen or sable) palms may not be removed, changed or moved
3. Ficus trees, bushes or plants are prohibited unless in planters and **MAY NOT** be used as hedges.
4. Homeowners on the lake or canal are required to maintain the property to the waters edge.

### **Maintenance**

1. Homeowners are required to maintain the common sidewalk adjacent to their homes, entry way walk, walls and their roofs in a clean condition at all times. This may require pressure cleaning at least once a year.

### **Parking & Vehicles**

- 1. Blocking the Wyndham sidewalk (common sidewalk) is prohibited & violates the RPB Zoning law**
- 2. No parking so as to block the mailbox during daylight hours**
- 3. Parking is allowed on the streets but homeowners are discouraged from parking regularly in front of their neighbor's homes.**
- 4. The association may tow improperly parked vehicles.**
- 5. Motor Vehicles that are not licensed may not be driven within the boundaries of Wyndham village.**
- 6. Unlicensed drivers may not operate any motor vehicle within the boundaries of Wyndham Village.**

### **Shutters**

- 1. Must be removed once the named storm has passed and there are no further storm warnings for this area.**