

This Instrument Prepared by
and Record and Return to:
Seth D. Chipman, Esquire
Seth D. Chipman, P A.
96 Willard St , Suite 204
Cocoa, FL 32922

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**CERTIFICATE OF AMENDMENT TO
RULES AND REGULATIONS OF
WOODBIDGE COMMUNITY ASSOCIATION, INC.**

Pursuant to Section VI to Amended and Restated Declaration and Article VIII, Section 1(a) of the By-Laws of WOODBRIDGE COMMUNITY ASSOCIATION, INC., whose Declaration is recorded in Official Records Book 8169, Page 1105, of the Public Records of Brevard County, Florida and pursuant to the approval of the Board of Directors at a duly noticed meeting occurring on June 26, 2019, the following Board made Rules and Regulations entitled "Woodbridge Community Association, Inc. Board Rules," are hereby adopted as follows: See Attached Exhibit "A".

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President this 5 day of JULY, 2019, for purposes of recording in the public records of Brevard County, Florida, as required by Chapter 720, Fla Stat.

CERTIFICATE OF ASSOCIATION

The undersigned, as President of WOODBRIDGE COMMUNITY ASSOCIATION, INC., hereby certifies that the Woodbridge Community Association, Inc Board Made Rules, attached hereto as Exhibit "A" were adopted and approved in a duly noticed meeting of the Board of Directors

IN WITNESS WHEREOF, the undersigned has caused this Adoption of Rules and Regulations of WOODBRIDGE COMMUNITY ASSOCIATION, INC., to be duly executed as of the date and year set forth below.

WITNESSES (two required)

[Signature]
Print Name: JONALD M. ROBINSON

[Signature]
Print Name: ELLEN L STREETER

WOODBIDGE COMMUNITY
ASSOCIATION, INC

By: [Signature]
Print Name: DORALICE N. RENDE
Its: PRESIDENT
Address: 3460 JOE MURELL DR
TITUSVILLE, FL 32780

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 5 day of July, 2019, as DORALICE RENDE, of WOODBRIDGE COMMUNITY ASSOCIATION, INC., who is personally known to me or who has produced MA. DRIVER LICENSE as identification and who did not take an oath.



Notary Public
[Signature]
Name: DESIREE L. MORGADO
My Commission Expires 05.15.2020

WOODBIDGE COMMUNITY ASSOSSIATION, INC.**BOARD RULES****1. PARKING**

- Vehicles must be parked in paved areas, designated specifically for parking of vehicles, on the individual parcels assigned by the board.
- There shall be no more than one driveway per parcel and the clearing for that driveway shall be no more than twenty (20) feet in width.
- It is prohibited to park vehicles on grassy areas, right of ways, or anywhere outside of designated parking areas.
- Costs of repairing or replacing subsurface utilities, or other damages, including but not limited to, water and sewer pipes, that are broken or damaged, as a result of vehicles being parked outside of the paved areas designated specifically for parking of vehicles, will be the joint and several responsibility of the owner(s) of the Unit associated with the vehicle that is improperly parked, and the owner of the vehicle, even if the person that owns the vehicle in question is not a member of Woodbridge. If a guest, tenant, worker, or invitee's vehicle is improperly parked, resulting in damage to common areas, such as subsurface utilities, then the owner of the unit or property associated with the guest, tenant, worker, or invitee, will also be responsible for whatever damages are caused to subsurface utilities or common areas.
- Improperly parked vehicles will be towed at the owner's expense.
- Residents must provide current vehicle information to the Board of Directors or the Board's designee, indicating the model, make, color, and license tag number of that resident's vehicle.
- Units owners, and their guests, tenants, invitees, or workers, shall follow parking regulations as set forth in Woodbridge's Declaration and Rules and Regulations, as amended from time to time.
- Residents may only maintain automobiles, motorcycles and pickup trucks under ¾ ton on the Woodbridge property and on individual Lots, as set forth in Article IX (j) of Woodbridge's Declaration.
- BOATS, TRAILERS & any other vehicles not referenced in Article IX (j) of Woodbridge's Declaration are prohibited from being maintained, parked, or stored in the Woodbridge Subdivision.
- VEHICLES THAT ARE NOT AUTHORIZED UNDER WOODBRIDGE'S REGULATIONS, OR VEHICLES THAT ARE IMPROPERLY PARKED WILL BE SUBJECT TO TOWING AT THE VEHICLE OWNER'S OR RESIDENTS' EXPENSE.

2. DUMPSTERS AND TRASH

- All areas in the Woodbridge subdivision should always be kept clean, sanitary, and free from litter. Lids associated with any trash receptacles, including but not limited to dumpsters, shall always be kept closed .
- Large articles, including but not limited to furniture, or other large objects, that do not fit entirely into a trash receptacle, shall not be placed into the dumpster or any other trash receptacle existing in the Woodbridge subdivision, in which case such items must be disposed of through alternative means, arranged by the owner, tenant, guest, or worker. Paint, chemicals, or other hazard materials shall not be disposed of in drains or any other trash receptacles in the Woodbridge Subdivision. Owners are responsible for ensuring that tenants, guests, and workers hired by an owner, tenant, or guest, properly dispose of hazardous materials. Residents should contact the city at 321-383-5755 to schedule a pickup, or for any other questions pertaining to the disposal of trash, or any other type of waste
- Please see City complete list of items that CANOT go into the dumpsters.

3. PETS

- Pets / residents' animals shall always be kept on leashes when outside of a unit / townhome.
- Aggressive pets or animals will not be tolerated.
- Pet droppings must be picked up, and properly disposed.
- Failure comply with these pet regulations, will result in a violation notice and/or fining against the resident and owner of the unit associated with the resident or guest violating these pet regulations.

4. EXTERIOR OF UNITS / TOWNHOMES

- Shall be kept in a neat and clean condition, free from any trash, or paraphernalia.
- Residents may maintain a small patio/porch set approved by the board.
- Doors need to be painted the same color of your block, and a prior authorization from the board is needed.
- Windows needs to be furnished with draping and kept neat.

5. COMMUNICATION

- Communication with the board members, outside of members' meetings, should be done in writing via US mail delivered to: P.O. Box 2414, Titusville, Florida 32781-2414, or through Woodbridge's Email, woodbridgehoaf@gmail.com
- Board meetings are for the purpose of the Board of Directors conducting Association business.
- Board and members' meetings may include a set amount of time, per the published and written agenda, where members may ask questions or make comments.
- Members' comments or questions at meetings on agenda items shall be limited to three (3) minutes.
- Members shall maintain proper decorum at Board and members' meetings, maintaining respect and congeniality, refraining from any disruptive, harassing, or insulting behavior.
- Residents shall not initiate personal contact with Board members for Association business outside of duly noticed board or members' meetings. Residents also shall not knock on the Board members' doors, or call Board members on their private telephone numbers for any Association business. Harassing phone calls, or any communications with Board members at their private residence or their private number, for any Association business, will not be tolerated.
- Calls and emails will be replied and or returned within 72 hours.
- Profanity language will result in a violation and/or fine.
- Only members will be able to request information on their account. If you are representing a Homeowner, you will need to provide the HOA with a power of attorney or a written letter signed and dated from the Homeowner.
- HOMEOWNERS ARE PROHIBITED FROM CALLING OR ENGAGING IN OTHER CONTACT WITH WOODBRIDGE'S VENDORS. QUESTIONS OR COMMENTS CONCERNING WOODBRIDGE'S VENDORS SHALL BE DIRECTED TO THE BOARD OF DIRECTORS IN WRITING.
- **EMAIL:** woodbridgehoaf@gmail.com
- **PHONE:** 321-317-1481 (Billing Questions Only).

6. RENTAL UNITS.

- It's the homeowner's responsibility to enforce all rules and regulations of our HOA. Enforcement measures taken in response to a tenant's or guest's violation of Woodbridge's regulations may be taken against the owner and the tenant or guest, even when the owner did not commit the regulations. Owners are jointly and severally liable for their tenants' and guests' violations of Woodbridge's regulations
- Units / Townhomes may be rented to tenants, and their immediate family.

- Rental Units / Townhomes shall be furnished with draperies, blinds, or other Board approved window coverings on all windows and sliding glass doors.
- Owners should provide the Association with the name and contact information of their tenant, giving the Association the ability to contact a tenant if necessary.

7. MEETINGS.

- There are two different types of meetings. Board Meeting and HOA meeting Only members, or record owners of Lots or Units / Townhomes, are permitted to attend and speak at Board and Members' meetings, unless a member has executed a power of attorney in accordance with Florida law, giving an attorney in fact authority to attend and participate in a Board or Members' meeting on an owner's behalf.
- PLEASE REMEMBER THAT A PROXY IS ONLY VALID FOR MEETINGS AND FOR AN SPECIFIC REASON LISTED. PROXIES ARE NOT VALID FOR DISCLOUSER OF THE OWNERS FINANCIAL ACCOUNT.
- A BOARD MEETING IS FOR THE BOARD. MEMBERS ARE WELCOME TO ATTEND AND SPEAK ONLY ON AGENDA ITEMS PURSUANT TO RULES AND REGULATIONS GOVERNING PARTICIPATION AND DECORUM AT MEETINGS.

8. PAYMENTS.

- Are to be mailed only NO EXCEPTIONS.
- NO HAND DELIVERY OR KNOCKING ON BOARD OF DIRECTORS DOOR
- Needs to be mailed and made out to:

**Woodbridge Community Association, Inc.
P.O. Box 2414
Titusville, FL 32781**

Final failure to comply with any of the above-Board Rules may result in a Violation Notice Letter, fines, and other costs and legal fees.