



## **Deerwood Community Association, Inc. Checklist**

- Application Page
- Vehicle Information Page
- Deed Restricted Community Page
- Pet Page
- Authorization for Screening (one per applicant)
- Photo ID – must be legible
- Email Consent Form
- Maintenance Payment Options (Sales)
- Disclosure Summary (Sales)
- Voting Certificate (Sales)
- Addendum to Lease Page
- Rules & Regulations Acknowledgment signature page
- Executed Lease/ Sales Contract
- \$100.00 payable to Watson Association Management- Non-refundable Processing fee
- \$45.00 **per adult** payable to Deerwood Community Association, Inc. Background screening fee

**Please make sure when submitting your application  
all documents and fees are included.**

\*\*\*\*\* If an application is submitted that is NOT complete, it will NOT be accepted and/or processed. Please ensure that you have all the required information, forms and signatures to avoid any delay(s) in the approval of your application.

**\*Please submit and/or send all complete applications and fees to Watson Association Management, LLC office located at 430 NW Lake Whitney Place, Port St. Lucie, FL 34986**

430 NW Lake Whitney Place, Port St. Lucie, FL 34986  
435 S. Yonge Street #3, Ormond Beach, FL 32174  
1410 Palm Coast Parkway NW, Palm Coast, FL 32137

Phone 772.871.0004 Fax 772.871.0005  
Phone 386.252.2661 Fax 386.673.4943  
Phone 386.239.1555 Fax 386.246.9271



# Association Management

## LEASE/RESALE APPLICATION

Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Active Military Service Member \_\_\_\_ Yes \_\_\_\_ No

Co-Applicant Name: \_\_\_\_\_ Active Military Service Member \_\_\_\_ Yes \_\_\_\_ No

Present Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_ Co-Applicant Phone: \_\_\_\_\_

Any other Occupants? \_\_\_\_ If Yes, list names, age and relationship:

Name \_\_\_\_\_ Relation \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Relation \_\_\_\_\_ Age \_\_\_\_\_

Any additional occupant over 18 must submit an authorization for screening form and background fee.

**Do you intend to:**

- Live in the unit as a primary residence
- Maintain the unit as a secondary residence
- Offer the unit as a rental
- Rent from Owner

Applicants employers name: \_\_\_\_\_ No. of years there \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Co-Applicants employers name: \_\_\_\_\_ No. of years there \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

I/WE HEREBY AGREE TO ABIDE BY ALL DOCUMENTS AND RULES & REGULATIONS OF DEERWOOD COMMUNITY ASSOCIATION, INC., A COPY OF WHICH DOCUMENT I HAVE RECEIVED FROM SELLER/LESSOR.

(IF SELLER/LESSOR FAILS TO PROVIDE A SET OF DOCUMENTS TO BUYER/LESSEE, A COPY WILL BE MADE AVAILABLE BY THE ASSOCIATION MANAGEMENT COMPANY AT A COST OF \$50.00 PER DOCUMENT COPY.)

NO LEASE SHALL BE FOR A PERIOD OF LESS THAN 6 MONTHS, AND NO UNIT MAY BE LEASED MORE THAN TWO TIMES IN ANY CONSECUTIVE 12-MONTH PERIOD WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS.

LESSEE/PURCHASER: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature(s)

LESSEE/PURCHASER: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name(s)

LESSEE/PURCHASER: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature(s)

LESSEE/PURCHASER: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name(s)

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# Association Management

## VEHICLE INFORMATION

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### **DESCRIPTION OF VEHICLE(S):**

#### **VEHICLE #1:**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_  
Color: \_\_\_\_\_ Gross Weight: \_\_\_\_\_ VIN: \_\_\_\_\_  
Vehicle Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Registered to: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

#### **VEHICLE #2:**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_  
Color: \_\_\_\_\_ Gross Weight: \_\_\_\_\_ VIN: \_\_\_\_\_  
Vehicle Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Registered to: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### **PLEASE NOTE:**

- AN OWNER OR RESIDENT MAY NOT KEEP MORE THAN TWO (2) VEHICLES WITHIN THE COMMUNITY ON A PERMANENT BASIS WITHOUT PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS.
- STREET PARKING IS NOT PERMITTED OVERNIGHT.
- NO VEHICLE, CONTAINING COMMERCIAL LETTERING, SIGNS, OR EQUIPEMENT, AND NOT TRUCK BOAR, RECREATIONALS VEHICLE, CAMPER, TRAILER OR VEHICLE OTHER THAN A PRIVATE PASSENGER VEHICLE, AREPERMITTED TO BE PARKED OR STORED OUTSIDE OF THE UNIT GATEAGE.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Deed Restricted Community**

I/We understand that we are moving into a deed-restricted community. I/We hereby agree to abide by all Documents and Rules and Regulations of DEERWOOD COMMUNITY ASSOCIATION, INC., a copy of which I/We have received from the owner.

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Lessee/Buyer  
Signature \_\_\_\_\_ Date: \_\_\_\_\_

Lessee/Buyer  
Signature \_\_\_\_\_ Date: \_\_\_\_\_

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**PLEASE ADVISE US OF ANY ANIMALS TO BE RESIDING IN THE UNIT**

- Dogs which are household pets shall at all times whenever they are outside a unit be confined on a leash held by a responsible person.
- The breed of dog commonly known as “pit bull” is prohibited.
- No pets shall be kept, bred, or maintained for any commercial purpose.
- All owners shall immediately pick up and remove any solid animal waste deposited by his pet on the properties, including the common areas and the exclusive neighborhood common area.
- A total of two (2) dogs or two (2) cats at any combination thereof are allowable by any owner or tenant/resident at any one time.

Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_ Sex: \_\_\_\_\_  
Name: \_\_\_\_\_

Pet Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_ Sex: \_\_\_\_\_  
Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Association Management

**A SEPARATE AUTHORIZATION FORM IS REQUIRED FOR EACH APPLICANT AND \$45.00 SCREENING FEE PAYABLE TO DEERWOOD**

**GENERAL AUTHORIZATION FOR APPLICANT SCREENING**

Applicant Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Present Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Previous Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant hereby Authorizes Deerwood Community Association, Inc. and its Agent, Watson Association Management, LLC to obtain and verify a social security number search and criminal report required to process his/her application for residency.

Applicant agrees to indemnify and hold harmless Deerwood Community Association, Inc. and Watson Association Management, LLC., their employees, managers, officers and directors, affiliates, subcontractors and agents from any loss, expense or damage which may result directly or indirectly from information or reports furnished by Watson Association Management, LLC.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## EMAIL CONSENT FORM

New Florida statutes state it is against the law to send mass emails to owners without their written consent. By completing, signing, and returning this form, you are authorizing the Board of Directors of the Deerwood Community Association, Inc. and Watson Association Management to send you information of the Association meetings, reports on actions taken by the Board at those meetings, violations, updates and/or special information. Your email address will **not** be used for any other purpose than those listed in the previous sentence.

We want to keep you better informed about the developments and issues regarding your investment as an owner in the Deerwood Community Association, Inc.

\*\*\*\*\*

### Yes

I authorize Deerwood Community Association, Inc. and Watson Association Management to email me appropriate meeting notices, agendas, reports, violation letters and other information.

**Email Address:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Phone Number(s):** \_\_\_\_\_

**Signature(s):** \_\_\_\_\_

**Printed Name(s):** \_\_\_\_\_

### No

I do not want to receive emails from Deerwood Community Association, Inc. and Watson Association Management.

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**MAINTENANCE FEE PAYMENT OPTIONS**

- Option 1:** Mail Payments: 430 NW Lake Whitney Place, Port St. Lucie, FL 34986

*or*

- Option 2:** Direct Payments (ACH Debits): Please complete the following, and return same with this Resale Application:

Association Name: Deerwood Community Unit Account Number \_\_\_\_\_

I (we) hereby authorize Western Alliance Bank, to initiate debit entries from the bank account indicated below for the benefit of the depository named below. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law. *I (we) confirm that the source of the funds for payment of these debit entries will NOT originate from a Financial Agency's office located outside the territorial jurisdiction of the United States.*

Bank Name \_\_\_\_\_

Branch \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Routing Number \_\_\_\_\_

Account Number \_\_\_\_\_

This authorization is to remain in full effect until the Originator has received written notification from the bank account owner(s) of any termination. This should be done in a suitable manner to allow all parties involved the opportunity to process any changes within a reasonable amount of time.

Name (please print) \_\_\_\_\_

Name (please print) \_\_\_\_\_

Account Holder Signature \_\_\_\_\_ Date \_\_\_\_\_

Account Holder Signature \_\_\_\_\_ Date \_\_\_\_\_

*Note: In case of revoked authorization, written notification must be made to the originator no later than 15 days before the effective date of the next transaction.*

**Please attach a VOIDED check**

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## Disclosure Summary For DEERWOOD COMMUNITY ASSOCIATION, INC.

1. As a purchaser of property in this community, you will be obligated to be a member of a Homeowners association.
2. There have been recorded restrictive covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay maintenance assessments to the association. The current amount is **\$220.00 per month**. Assessments may be subject to periodic change.
4. You may be obligated to pay a special assessment to the respective municipality, county, or special district. All assessments are subject to periodic change.
5. Your failure to pay any of these assessments could result in a lien on your property.
6. The statements contained in this disclosure form are only summary in nature and, as a prospective purchaser you should refer to the covenants and the association governing documents before purchasing property.
7. These documents are matters of public record and can be obtained from the record office in the county where the property is located or from Deerwood Community Association, Inc. for a fee.

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

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**(SALES ONLY)**

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***VOTING CERTIFICATE***  
***Deerwood Community Association, Inc.***

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Know all men by these present, that the undersigned is the record owner (s) In DEERWOOD COMMUNITY ASSOCIATION, INC. shown below, and hereby constitutes, appoints and designates:

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**(Insert one owners name above)**

As the voting representative for the DEERWOOD COMMUNITY ASSOCIATION, INC. unit owned by said undersigned pursuant to the by-laws of the Association.

The aforementioned voting representative is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or evokes the authority set forth in this voting certificate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

**(Unit owner's signature – If jointly-owned, both owners' signatures required)**

Property Address \_\_\_\_\_  
Daytona Beach, Florida 32114

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When there is a corporation or partnership as owners of the property, then a voting representative must be appointed by the corporation or partnership and becomes the representative. All owners must sign this form to acknowledge this appointment.

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## Addendum to Lease

“The tenant hereby agrees, in accordance with Florida Law, that upon receipt of notice from **Deerwood Community Association, Inc.** (the Association) that the Landlord is delinquent in paying any monetary obligation due to the Association, the tenant will pay his/her subsequent rental payments and continue to make such payments until all the monetary obligations of the Landlord (parcel owner) have been paid in full to the association and the Association release the tenant or until the tenant discontinues tenancy in the parcel.” Payment due the Association may be in the same form as you paid your Landlord and must be sent by United States mail or hand delivery to the Association, c/o Watson Association Management 430 NW Lake Whitney Place, Port St. Lucie, FL 34986 payable to **Deerwood Community Association, Inc.**

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Lessee Signature \_\_\_\_\_ Date: \_\_\_\_\_

Lessee Signature \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

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## DEERWOOD CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

1. General: The Board of Directors, or the Property Manager at the direction of the Board of Directors, will be responsible for implementing and enforcing the Rules and Regulations. All unit owners and occupants are committed to abide by the accepted Rules and Regulations of the Deerwood Condominium Association. The Board of Directors shall have the sole authority to interpret these Rules and Regulations and their determination shall be final. The Board of Directors may from time to time establish fines and/or penalties for violations of the Rules and Regulations.
2. Use of Unit: Each of the units shall be occupied only by a single family, its servants and guest of lessees, as a residence and for no other purpose. No unit may be used for commercial purposes. Entire units may be leased for a period of not less than six (6) months. No short term leasing is allowed. The owners shall provide Rental Tenants or New Buyers a copy of the Deerwood Condominium Association Rules and Regulations.  
**No unit shall be leased without prior approval by the Board of Directors and/or the Property Manager. Any unit owner wishing to lease his or her unit, shall apply to the Board of Directors and the Property Manager. This application must be accompanied by a copy of the lease and the completed "Deerwood Condominium Application Form".** Perpetual "couch surfing" is not allowed. Continual and multiple babysitting situations are not allowed. Abuse of using the unit as a "laundromat" for non-residents is not allowed. No agricultural or land management shall be conducted or maintained on any portion of the Common Property without prior approval by the Board of Directors and/or the Property Manager.
3. Unit Owners: To avoid late fees, lien or foreclosure proceedings, monthly maintenance fees are due on the first day of each month. If you're unable to meet your maintenance fee obligations, please contact the Property Manager as soon as possible.
4. Use of Facilities: The facilities of Deerwood are for the use of residents and guests. Owners will be responsible for the actions of their renters, guests and visitors. The Board of Directors and/or the Property Manager have the right to suspend certain privileges if the Rules and Regulations are violated.
5. Disturbances: At any time of the day, all persons shall avoid making excessively loud noises. This includes, but not limited to, the playing of musical instruments, car and personal radios, televisions, barking dogs, shouting, etc. Personal attire unbecoming to the integrity of the property may be reviewed and prohibited. Smoking of marijuana within the Common Area or within the screened porches is not allowed.
6. Porches and Unit Exteriors: It is prohibited to hang laundry, rugs, etc. from the windows, porches, trees, or from any of the facades of the condominium structures. During hurricane warnings and other periods of high winds, all unsecured objects must be placed inside the unit. The exterior of the units and all other areas appurtenant to a unit, shall not be painted, decorated, or modified in any manner in accordance with the



provisions of the Declaration and By-Laws. Television antennas, portable air conditioning units, etc., that protrude through the walls or roof of the unit are not allowed. It is PROHIBITED to penetrate any portion of the exterior of the buildings for the purpose of electrical installation, wiring, plumbing or fixtures, without prior written approval by the Board of Directors and/or the Property Manager. The Board of Directors and/or the Property Manager must approve the installation of satellite dishes, motion detectors, security cameras, etc. The Deerwood Building Exterior is considered "Common Area". A satellite dish should not exceed 18 inches in diameter. Motion detectors should be standard size (2 light maximum). Device wiring will not be visible as viewed from the Common Area Landscape. Installation of the above devices are allowed on the Rear Window Trim Area. Second story satellite dish installation is also permitted at the rear of the building, within the Wood Trim Area, just below the shingled roof. Cable and electrical installations are permitted only on the owner's unit. Satellite dish and motion detector wiring should be professionally installed. Satellite dish extensions are not allowed unless approved by the Board of Directors and/or the Property Manager. IN ORDER TO AVOID LEAKING ROOFS, THE SHINGLED ROOF AREAS ARE OFF LIMITS TO ALL INSTALLATIONS. The Board of Directors has the authority to order changes concerning unapproved, improperly installed devices on existing or new installations. All costs for any Common Area repair will be the responsibility of the unit owner.

7. Trash and Recycling: All trash must be must be bagged and placed inside the dumpster. Do not leave the dumpster lids "flipped open". *Please note it is a health code violation to place unbagged trash in the dumpsters or any trash bags outside of the dumpsters.* The green recycling totes are for *clean* recycling items only. Please rinse when appropriate. Not all plastics are recyclable. Look for the "triangle logo". Please remove screw-on caps and discard them in the regular garbage. Empty all liquids before recycling. Aerosol cans can be recycled, but make sure they are empty. Remove the plastic tips and tops. Regarding recycling products: NO STYROFOAM. NO PLASTIC BAGS. NO BATTERIES. NO DIAPERS. NO YARD WASTE. NO HOME CHEMICALS. NO PAINTS. NO PESTICIDES. NO SCRAP METAL. NO FOOD. NO MEDICAL WASTE. NO ELECTRONIC WASTE. NO COAT HANGERS. Cardboard boxes need to be flattened. If bigger than 4 feet X 4 feet, set along the recycling tote or along the dumpster fence. Large household items like appliances or mattresses are to be placed along the dumpster fence; NOT IN FRONT OF THE DUMPSTER. DO NOT BLOCK ACCESS TO THE DUMPSTER. NOTE: If the garbage vendor finds the dumpster blocked, they will not move the items. They will just drive on, leaving the dumpster full. Large volumes of yard waste are not be thrown into the dumpsters. Bag or stack the large volume of yard waste and put along the dumpster fence. "Real" Christmas trees are considered yard waste. Currently, the dumpsters are emptied every Tuesday and Saturday. The recycling totes are emptied every Tuesday.
8. Pool: Your pool (gate key) will open the bathroom doors. The pool rules are posted on a large sign within the pool area. A lifeguard is not on duty. Swim at your own risk. Swimming in the pool is allowed from dawn to dusk. The pool area is open from 8:00



AM to 10:00 PM. No pets are allowed in the pool area. NO GLASSWARE IN THE POOL AREA (possible Health Department concerns regarding broken glass). No cooking in the pool area. No smoking in the pool area.

9. Pets: Pets shall be limited to standard house pets. All dogs must be leashed when on the Common Property. This is a City of Daytona Beach ordinance. This includes the easement on the south side of the property. All fecal matter must be cleaned up immediately. No owner, or tenant, shall maintain in any one unit more than two (2) animals. No pets are allowed in the pool area.
10. Parking: A numbered parking spot is reserved and assigned for each specific unit. One numbered space per unit. Unassigned parking (unmarked) is available for use by an owner, tenant or guest. Any vehicle that is parked anywhere other than in a designated or unassigned parking area will, for purposes of towing, be considered an "unauthorized vehicle". Vehicles parked in "unauthorized areas" face the risk of being towed, without notice. *Park in your own numbered spots. Vehicles shall be defined as any automobile, standard size pickup truck, van, golf cart, motorcycle or motorbike. Golf carts are not allowed to drive on the sidewalks or grassy areas. Motorcycles and motorbikes must park in a designated parking space; not on sidewalks, grassy areas, etc. The overnight parking of a Commercial Vehicle, or trailer of any type, is prohibited unless approved by the board. No parking or driving on the grass (possible sprinkler head and irrigation line damage). All vehicles must have license plates. All license plates must be current, unless under extenuating circumstances, approved by the the Board of Directors and/or the Property Manager. Towing and storage fees for any non-compliant motor vehicle will be paid by the vehicle owner. Warnings issued are given as a courtesy only. The posted towing sign at the Deerwood entrance will take precedence (no prior warning required).*
11. Use of Common Property: No nuisances shall be allowed and no immoral, improper, offensive or unlawful act shall be made on Condominium Property. No unit shall be used for "commercial purposes". Yard sales are not allowed unless approved by the Board of Directors and/or the Property Manager. Fishing is not allowed in the ponds. Cooking grills must be used outside and not within the confines of your back porch. Grills are not be used under any overhangs. Continual entering and exiting of the northwest section of the property is prohibited. A worn path detracts from the overall integrity of the complex.
12. Common Elements: Sidewalks, entrances and passages shall not be, in any manner, be obstructed, encumbered or used for any purpose other than to enter and exit the premises. Damage caused by any Owner, his tenants, or guests to any part of the Common Area shall be repaired at the expense of the Owner.
13. Unit Access: The agents of the Deerwood Condominium Association, upon authorization, may enter any unit at any reasonable hour for any purpose permitted under the terms of the Declaration of Condominium or by the By-Laws of said Association. However, such entry will be pre-arranged with the resident, except in case of an emergency.
14. Speed Limit: The posted speed limit at the entrance is 15 MPH. Owners are encouraged to report speeders to the police department (386-671-5100) and/or the Property Manager. Try to provide the license plate number and the associated unit.



15. Water: The availability of outside water faucets is a privilege afforded to our residents. Anyone using the outside water is responsible for turning their water off. If necessary, excessive water usage by any particular unit can be curtailed by the Board of Directors and/or the Property Manager. Please report any water leaks (inside or outside your unit) to your Landlord, the Property Manager, or the Board of Directors.
16. Muscovy Ducks: Do not feed the Muscovy ducks. Each duck produces about a 1/3 of a pound of waste per day. Some breeds can be aggressive toward pets and children. They can also damage the lawn and plantings by their feeding and nesting activities.
17. Children: Other than the swimming pool, Deerwood does not have a recreational area for children. Children must always be supervised by responsible adults. Owners will be responsible for any damage to the common property and/or any other damage.
18. Unit Maintenance and Repair: Owners are responsible for the maintenance and repair of their respective units. Items include, but not limited to, screen doors, storm doors, window screens, window treatments and patio screens. The appearance and integrity of the landscape should also be maintained by not letting refuse accumulate around their unit. Any modifications to the exterior of the unit or landscape such as satellite dishes, antennas, gutters, hanging flower pots, large plantings, etc. must be approved in writing by the Board of Directors and/or the Property Manager. Reflective materials such as tinfoil are not allowed on the windows. Inside window treatments/blinds deemed unsightly or overall unappealing by the Board of Directors and/of the Property Manager can be nullified. Excessive storage of articles outside the units is prohibited. If deemed unsightly, the Board of Directors and/or the Property Manager have the right to request the articles be removed. This also applies to excessive and unsightly storage of articles on back porches. Owners and Occupants will be given notice if there is a non-compliance and said non-compliance shall be remedied within fifteen (15) days of said notice. If any Owner objects to a notice of non-compliance he or she shall petition the Board of Directors and/or the Property Manager, in writing, within ten (10) of the issuance of said notice.
19. Compliance: Each unit Owner and Occupant shall be governed by and shall comply with the terms set forth in the Declaration of Condominium, Articles of Incorporation, By-Laws and Regulations. Failure of the unit Owner and/or occupant to comply shall entitle the Deerwood Condominium Association relief provided in the Declaration of Condominium and the By-Laws. Also, any remedies outlined by the Condominium Act regarding law and equity. The Board of Directors and/or the Property Manager have the authority to levy fines. One hundred (\$100.00) dollars per day, up to the amount of one thousand (\$1,000.00) dollars per infraction.
20. Amendment: These Rules and Regulations may be amended from time to time by a majority of the Board of Directors in accordance with the requirements of the By-Laws.
21. The Rules and Regulations are designed to ensure the protection of the rights, privileges, privacy, safety, convenience and well being of our owners, residents and property.

Deerwood Condominium Rules and Restrictions  
Regarding the Installation of Satellite Dishes & Motion Detectors

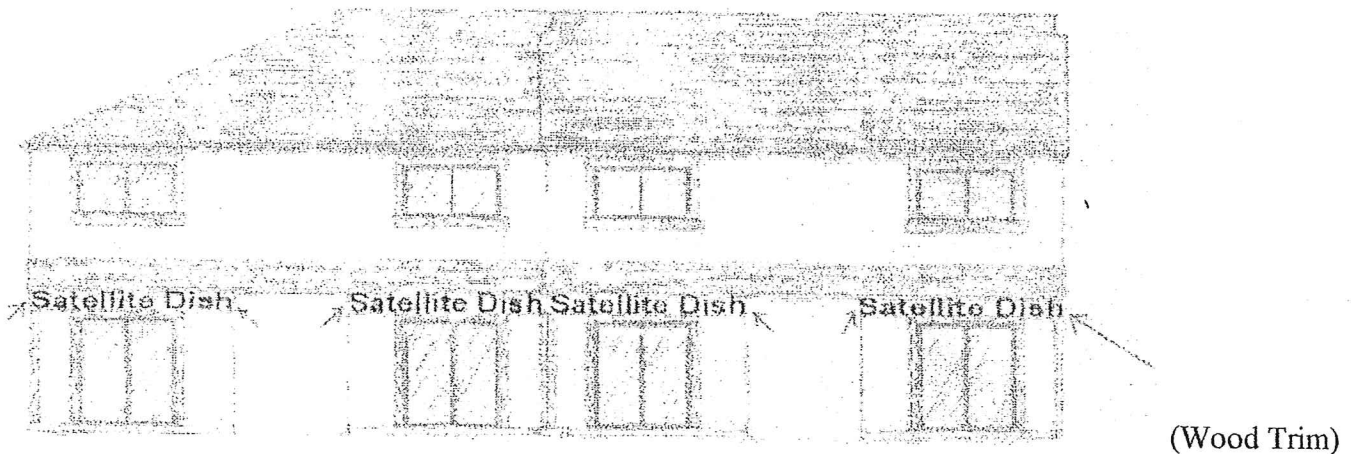
The Deerwood Condominium Association **Board of Directors must approve the installation of Satellite Dishes or Motion Detectors**. The Deerwood Building Exterior is considered "**COMMON AREA**".

A Satellite Dish should not exceed 18 inches diameter maximum & Motion Detectors should be standard size (2 lights maximum). Device Wiring will not be visible as viewed from the Common Area Landscape.

Installation of the above devices are allowed on the **Rear Wood Trim Area**, as shown in the illustration below. Second Story satellite dish installation is also permitted at the **Rear** of the building, the **Wood Trim Area**, just below the shingled roof. Cable and Electrical installations are permitted only on the Owner's Unit (not on another Owner's Unit). Satellite Dish or Motion Detector cable and electrical wiring should be professionally installed. Satellite Dish Extensions are not allowed unless approved by the Deerwood Board of Directors.

**"THE SHINGLED ROOF AREA IS OFF LIMITS TO ALL INSTALLATIONS"**

The Deerwood Board of Directors has the authority to order changes concerning unapproved, improperly installed devices, etc., on existing or new installations. **All costs for changes or Common Area repair will be the responsibility of the Unit Owner.**



Rear View of a Deerwood Community Town House

Revised December 12, 2002



# Pool Rules

1. A lifeguard is not on duty. Swim at your own risk.
2. Swimming is only allowed between dawn and dusk.
3. The pool area is open from 8:00 AM to 10:00 PM.
4. Children under eighteen (18) years old & children unable to swim must be accompanied by a parent or guardian.
5. The pool is open only to Deerwood residents and their guests. Guests must be accompanied by the legal resident of the unit. Guests using the pool are limited to six (6) per residence at one time.
6. *Children not toilet trained or wearing diapers are not allowed in the pool at any time.*
7. No floats, balls, tubes, etc. are allowed in the pool when the pool exceeds 50% capacity (11 people).
8. No running, diving or horseplay allowed around the pool area.
9. No cooking in the pool area.
10. Drinks are not allowed in the pool.
11. Smoking is not allowed in the pool area.
12. GLASS CONTAINERS ARE PROHIBITED. IF GLASS IS BROKEN, THE POOL MUST BE CLOSED, DRAINED AND CLEANED. THESE COSTLY EXPENSES ARE THE RESPONSIBILITY OF THE OFFENDER, NOT THE ASSOCIATION.
13. All trash must be placed in the container provided.
14. No pets are allowed in the pool area.
15. Your pool key (gate key) will open the bathroom doors. Please flush toilets/urinal after use.
16. *Personal stereos/radios may be used with a headset or earplugs only.*
17. DO NOT USE THE LIFE SAVING DEVICES OR POOL IMPLEMENTS AS TOYS.
18. Take away all personal items when departing the pool area.

IF THE ABOVE RULES ARE NOT FOLLOWED, THE DEERWOOD CONDOMINIUM ASSOCIATION AND/OR THE PROPERTY MANAGER HAVE THE AUTHORITY TO LEVY FINES AND/OR POOL PRIVILEGES.

**PRIVATE PROPERTY  
TRESPASSERS WILL BE PROSECUTED**

**THIS SET OF RULES & REGULATIONS IS A QUICK REFERENCE TO THE USE RESTRICTIONS OF DEERWOOD COMMUNITY ASSOCIATION AND IT *DOES NOT* CONSTITUTE A COMPLETE SET OF DOCUMENTS. PLEASE REFER TO THE ENTIRE BOOK OF COVENANTS & RESTRICTIONS FOR FURTHER SPECIFICATIONS TO COMPLY WITH FLORIDA STATUTES.**

I/We have received and understand the Deerwood Community Association Rules and Regulations.

Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_