

## *Westwood Country Estates*

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your new home!

On behalf of the Westwood Country Estates Homeowners Association Board of Directors and the homeowners of Westwood Country Estates, we would like to welcome you to your new home and our community. We look forward to meeting you.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take time to read through the Bylaws and Covenants documents. Copies are available on the community web site.

Our community web site at [www.WatsonAssociationManagement.com](http://www.WatsonAssociationManagement.com) which is the official communication channel. Go to the Westwood Country Estates tab. The web site provides ready answers to most of the questions homeowners have. If you don't find the information you need there, the Board of Directors can be contacted at the web site as well.

Watson Association Management is our contracted property management company. They can be reached at 772-871-0004 or via email at [AnthonyP@watsonrealtycorp.com](mailto:AnthonyP@watsonrealtycorp.com) the Association's Manager. They should be contacted for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your annual homeowners' dues assessment.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Committee to help maintain the quality of the neighborhood. It's function is to evaluate the plans for all exterior landscaping, repairs or remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

Information on some questions many new homeowners have is attached to get you off to a smooth start.

Again, welcome to the Westwood Country Estates community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood a great place to live.

Sincerely,

Westwood Country Estates Homeowners Association Board

---

*Covenant Information*

*Copies of document available on website:  
\*Homeowners Association Covenants & Bylaws*

*Architectural Committee Information*

*All modifications to the exterior of your property, including painting, must be submitted to the Architectural Committee for approval prior to beginning the project. Forms can be found in the document area on the community website.*

*Property Inspections*

Neighborhood inspections occur periodically to identify maintenance problems. If any property maintenance issues need to be addressed, homeowners will be notified by email/mail.

One warning will be issued. Homeowners are subject to fines if not corrected before follow up inspections.

*Trash Collection*

Martin County residents have two garbage collection days, Tuesday and Friday. Your recycling day will be on Tuesday. You can set out as many garbage or recycling receptacles as you like.

Regular yard waste is collected on Wednesday of each week. Grass clippings, pine cones, leaves, coconuts, small twigs should be placed in containers or garbage cans. Residents can call Waste Management to schedule a bulk vegetative or yard waste pickup.

*Annual Assessment*

Annual assessments are due January 31 each calendar year.