



Spring Woods Mobile Home Subdivision Homeowner's Association, Inc.
2375 Zoysia Lane, North Fort Myers, Florida 33917-2412 * (239) 543-8172

A Resident Owned and Operated Community

Welcome Package

Version 2022

Dear New Resident,

Welcome to our community as we hope you are enjoying your new home as you get settled in. As you may be aware, we are a Deed Restricted Community which is governed by the Declaration, By-Laws and Rules & Regulations voted into effect by the community. These governing documents were designed to protect the residents of our community and to keep our community looking beautiful and family friendly.

Our community is comprised of a diversified group consisting of elderly individuals, very young children, young families and their pets, so we encourage all to observe our speed limit and stop signs.

We have several common areas used by many of the residents and we ask that no one loiters, litters or use as a dog park. Pets are welcome in our HOA and when you walk your dog, please pick up after them and dispose of the waste in your own garbage receptacles.

Please review the accompanying documents for a better understanding of how Spring Woods operates.

We hope the information provide herewith provided will help make your transition a more enjoyable experience as you settle into your new community.

Please feel free to stop by the Association Office which is open Monday to Friday from 10:00 am till 2:00 pm or call us at 239-543-8172.

Sincerely yours,

Board of Directors

Spring Woods Mobile Home Subdivision HOA, Inc.

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Assessment Collection Policy

1. Assessments are due on the 1st day of each month during the year.
2. Special Assessments are due 30 (thirty) days after the Special Assessment has been adopted unless at the direction of the Board of Directors a different due date or payment schedule is specified.
3. A regular assessment is delinquent if it is not physically received by the association on or before the 15th day of the month. On the 16th day of the month, interest will accrue at the rate of 18% per annum (year). The interest shall run starting from the original due date.
4. On the 16th day of the month, lates notices are mailed to the delinquent owner's home address.
5. If the delinquency reaches the 1st day of the following month in which the assessments were due, the Association will turn the account over to the Association Attorney for collection. The homeowner will be responsible for any and all attorney fees.
6. If the Homeowner still neglects to pay the assessment fees 45 days after the Demand Letter has been mailed, the Association will instruct the Association Attorney to place a lien on the real estate.
7. The Association Attorney will be instructed to continue with the collection of the debt which can include filing of a Foreclosure action against the homeowner. A debt will be considered Satisfied only when all assessments, late fees and attorney fees have been paid in full. Payments if made in installments will be first applied to the attorney fees, then to the oldest outstanding debt due and owing.
8. The Association will not accept partial payments.
9. Payments will be accepted only by cash, checks or money orders.
10. Assessments are due the 1st of each month, quarterly, semi-annually, or annually in advance. See the Assessment Schedule on the next page.

The Association may elect to deviate from the above policies in the cases of extreme hardship.



2022 Association Assessment Schedule

Residence On a Single Lot

		<u>Due</u>
Monthly	\$ 60.00	1 st of the month
Quarterly	\$180.00 (no discount)	Jan 1, Apr 1, July 1, Oct 1
Semi-annual	\$349.00 (3% discount)	Jan 1, July 1 (after the 15 th – \$360)
Annually	\$677.00 (6% discount)	January 1 (after the 15 th – \$720)

Residence On a Double Lot

		<u>Due</u>
Monthly	\$ 90.00	1 st of the month
Quarterly	\$270.00 (no discount)	Jan 1, Apr 1, July 1, Oct 1
Semi-annual	\$524.00 (3% discount)	Jan 1, July 1 (after the 15 th – \$540)
Annually	\$1015.00 (6% discount)	January 1 (after the 15 th – \$1080)

Empty Lot

		<u>Due</u>
Monthly	\$ 30.00	1 st of the month
Quarterly	\$ 90.00 (no discount)	Jan 1, Apr 1, July 1, Oct 1
Semi-annual	\$175.00 (3% discount)	Jan 1, July 1 (after the 15 th – \$180)
Annually	\$338.00 (6% discount)	January 1 (after the 15 th – \$360)

Interest on Unpaid Assessments

All assessments are due on the first day of every month. Assessments not received by the 15th of the month will be considered delinquent and interest on unpaid assessments at the rate of 18% per annum and will automatically be applied to the balance due and owing.

Note: The assessment levied by Spring Woods Mobile Home Subdivision Homeowners Association Inc shall be used to promote the recreation, health, safety and welfare of the residents and for the improvement and maintenance of the common areas. Annual Assessments shall include the cost to pay for: garbage collection, recycling, horticulture removal, street lights, pool, Clubhouse and more as outlined in the Spring Woods Mobile Home Subdivision Homeowners Association Inc's Declaration of Covenants, Conditions, Charges, Restrictions and Reservations.

GARBAGE COLLECTION

Friday – Regular Garbage and Recycling

Wednesday - Yard waste

Large Items such as appliances or furniture are considered – Bulk items should be placed at the curbside on Friday – contact Waste Pro if items are not collected.

Spring Woods pays Waste Pro for garbage collection service for all residents. Curbside service starts at 6:00am so be sure to have your cans at the curbside prior to 6am. Do not place your cans at the curbside more than 24 hours prior to the scheduled pick-up date. Be sure to bring your can back within 24 hours of collection service.

Containers and or bags must not weigh more than 50 pounds or they will not be collected.

Palm Fronds **NEED NOT BE CUT** into small lengths or tied up; they must be stacked neatly at the curbside in piles weighing less than 50 pounds.

Tree limbs and branches must be cut in lengths less than 6' and tied into bundles and placed neatly at the curbside for collection.

Small clippings and grass clippings may be placed into plastic bags, brown yard waste bags or your own garbage cans at the curbside for collection.

If your property does not have a Recycle can and Garbage can, please call Waste Pro to have one delivered.

Collection days that fall on a Holiday will be collected the next day

WASTE PRO

13110 Rickenbacker Parkway

Fort Myers, FL 33913

239-337-0800

STREET LIGHTS

Spring Woods pays LCEC for street lighting service to promote security and increase the Quality of Life in our Community while providing safety for our drivers, riders and pedestrians.

If your street light has an issue, call LCEC at 239-656-2300 and provide the following:

- Your contact information including cell phone and home address.
- Street address or number located on the pole (I.E. S9999XX)
- Location of the pole on the lot
- A description of the problem.
 - Light is not working
 - On and off intermittently
 - On all the time
 - Damage
 - Sparking
- It takes 7-10 business days to get the repair crew out to fix the problem.
- Leave the same information with the office so we can follow up with LCEC.

LCEC: 239-656-2300

WWW.LCEC.net

LEE COUNTY CODE ENFORCEMENT

Call Lee County Code Enforcement at 239-533-5598 for issues with overgrown lawns, trash buildup on property, nuisance accumulation, inoperable vehicles, unlicensed vehicle, vessel, trailer or recreational vehicle, building or construction without a permit, signs and road obstruction, building maintenance and unlicensed contractors.

Lee County Code Enforcement does not handle: barking, animal abuse, stray animals, noise, debris in the road.

IMPORTANT PHONE NUMBERS

Cape Coral Hospital – 239-574-2323

Lee Memorial Hospital – 239-332-1111

Poison Control – 239-334-5286

Child Abuse Hotline - 800-962-2873

Animal Services – 239-432-2083

US Postal Service – 800-275-8777

Lee Tran – 239-533-8726

Lee County Health Dept – 239-656-2561

Lee County Fraud Line – 239-258-3292

Crime Stoppers – 800-780-8477

Lee County Sheriff – 239-477-1810

Fire Department – 239-997-8654

Lee County Citizens Dispute – 239-533-2885

Parks and Recreation – 239-533-7275

Lee County School Dist – 239-334-0211

School Transportation – 239-334-0211

Lee County Clerk of Courts – 239-533-5000

Lee County Utilities - Water Service
7391 College Parkway
Fort Myers, FL 3907
239-533-8845

Lee County Electrical Cooperative
LCEC
239-656-2300

Florida Gov't Utility Authority (FGUA) "Waste Water"
9841 Bernwood Place Drive, STE 120
Fort Myers, FL 34966
239-543-2226

Comcast/Infinity
1418 SE 10th St
Cape Coral, FL 33990
800-266-2278

Community Message Center and Postal Boxes

Spring Woods Community Bulletin Board is located in the mailbox areas at the entrance of our community. This message board is used by the HOA office and Entertainment Committee to post upcoming events and important information. Residents may request to the HOA Office to have notices posted in the message center for non-commercial flyers and notices.

Spring Woods HOA recently replaced the old mailboxes with new high gauge aluminum powder coated weather resistant mailboxes.

As homeowners you are responsible for the following postal boxes and delivery:

- Do not place any stickers, decals or markings on the mail boxes.
- Purchase and replace mailbox locks and keys at your own cost.
- Maintain your mail box door.
- Responsible for any vandalism or damage caused to the mailbox.
- Notify and meet the mail carrier at the box for a main box lock change.
- Homeowners must provide acceptable photo ID if requested.

NOTE: all residents shall be responsible for any damage they do to their individual mailbox, adjoining mailboxes and the or the unit.

Estimated cost for repair or replacement:

Door hinges	\$ 75.00
Key and lock kit	\$100.00
Mailbox Door	\$150.00
Parcel Doors	\$150.00
Parcel Lock Kit	\$100.00



Neighborhood Watch Information

Please let the Association know if you are interested in a meeting to promote the Neighborhood Watch Program by calling 239-543-8172.

SOCIAL ACTIVITIES COMMITTEE

The Spring Woods Social Activities Committee meets every month to plan our community activities such as: Coffee and Donuts, Pot Luck Dinners, Hot Dog Days, Bingo, Movie Night, Family Game Night and Sweating to the Oldies night.

All events are posted on the Spring Woods Community Bulletin Boards and everyone is welcome. Please contact the Social Committee Chairperson with any suggestions, ideas for activities and if you would like to be part of the Social Activities Committee.

Contact: Sally Head, Spring Woods Social Activities Committee Chairperson

Community Policing

Lee County Sheriff Department	239-477-1000	Suspicious activity
Lee County Code Enforcement	239-533-8895	Nuisance activity
Lee County Animal Control	239-432-2083	Stray Animals

Please let us know of any issues after you have reported them so we may follow up.

RESPONSIBLE PET OWNERSHIP

All Spring Woods residents are required to comply with the Governing Documents as well as Lee County Ordinances regarding responsibilities of pet ownership. Please be a good neighbor and keep you pet on a leash and clen up after your pet.

Dog Waste is an environmental pollutant: It is your responsibility to clean up after your pet every time they go tot the bathroom. A single gram of dog waste can contain 23 million fecal coliform bacteria. There are several diseases that can be transmitted to dogs, cats and people through feces, including salmonellosis, cryptosporidiosis, giardia, roundworms, salmonella, E. coli, parvovirus and coronavirus. The eggs of parasites can linger in the soil for years. Anyone who comes in contact with that soil through gardening, playing or walking barefoot runs the risk of coming into contact with those eggs. Infections from these parasites cause fever, muscle aches, headaches, vomiting and diarrhea in humans. In addition, flies will lay eggs in feces, these same flies will then come into your homes and spread diseases as they pause on your counter, furniture and food.

Springs Woods Amendment 4(e): In order to secure the proper development and to protect the property values in Spring Woods, it is not permitted to keep animals other then dogs or cats not to exceed 2 in number. Pets must be on a leash while outside the residence. Pets shall not be allowed in the Basketball Court or the Swimming Pool area. Pets may be kept in a fenced in area of the owner’s lot unless said pet becomes and nuisance by barking excessively, growling etc., etc.

Lee County Ordinance 14-04 (c): Supervision, confinement, caging and tethering: No person shall fasten a chain, tether or otherwise tie an animal to any inanimate objects such as trees, buildings, fences, posts or other stationary or highly immobile objects by means of rope, chain, cable, leash, lead strap or other physical restraint for the purpose of restraining an animal.

Lee County Ordinance 14-04(e): Prohibiting Animals from Running at Large: It is unlawful for a domestic animal to stray, run, go or roam at large in or upon any public street, sidewalk, school grounds, in the area of school vehicles, beaches, parks or the private property of others without consent of the property owners. Any animal found in violation of this section may be impounded immediately. Any person may seize an unrestrained animal, unattended animal, or animal at large on his or her property and surrender the animal within 24 hours to Animal Services for disposition. Any person seizing an unrestrained animal at large must capture the animal; in a safe and humane manner and may employ certain humane traps for such purpose.

Club House

The Clubhouse is a PRIVATE FACILITY intended for the exclusive use of the residents and guests of the residents of Spring Woods Mobile Home Subdivision HOA Inc.

Attire while in the Club House:

Shirts, shoes, pants etc.

As such we have the following policies pertaining to its use.

1. Use of the Clubhouse is restricted to residents 18 (eighteen) years of age and older and any person under the age of 18 **MUST** be accompanied by an adult homeowner or resident. Preferably a parent or guardian who is responsible for the actions and conduct of that child.
2. No minor is allowed in the kitchen area unless supervised by an adult.
 - No adult chaperone may be in charge or supervise more than 3 unrelated minors, restriction on children of the same household do not apply.
 - Activities prohibited inside the Clubhouse facility are: running, foul language, skate boards, roller skating, roller blades, ball throwing, batting, golf clubs, paint guns, paint balls and anything else considered hazardous or dangerous.
 - No acts of vandalism or damage to Association property will not be tolerated.
 - Improper behavior or language will not be tolerated.
 - Supervising adults will be personally responsible for the action of the minor children under their supervision while using the facility and or equipment.
3. The Clubhouse is available for rent for private events to the residents for special occasions. **No Business-Related Events will be permitted.**
 - The Clubhouse has regularly schedule events so please check with the Association office for availability. See Clubhouse Rental Information sheet as arrangements may be able to be shifted if possible.
 - Alcohol may be served at your function but you will be responsible for the actions of your guests. At no time will you permit anyone under the age of 21 to consume alcohol.
 - Food may be served at your function.
 - No food or open beverages shall be left in the Clubhouse building or Clubhouse refrigerator overnight.
 - Spring Woods Mobile Home Subdivision HOA Inc reserves the right to terminate an event for violation of the rules and regulations outlined herein.

4. Clubhouse hours are outlined in our governing documents and can only be changed or adjusted by the residents and ratified by the Board of Director
5. The Clubhouse belongs to the community and please help us by assisting us in keeping it organized and clean.
6. When using the Clubhouse or any other facility, please do respect your neighbors.

7. **ANY MISUSE OF THE CLUBHOUSE OR EQUIPMENT WIL RESULT IN YOUR CLUBHOUSE PRIVILDGES BEING SUSPENDED.**

8. Any person using the Clubhouse or other recreational facilities who break any rule will be warned one time. If that same person breaks the same rule a second time, they will be asked to leave the Clubhouse and/or Facility. If that person refuses to leave when asked, the Lee County Sheriff's department shall be called and that person will be charged with trespassing and subject to arrest. If that person is a resident of the Association, that persons Clubhouse and/or Facility privileges shall be suspended for 1 (one) year. A second violation of any rules within a 1 (one) year period shall result in the Association filing a restraining order against that individual to prevent further violations to occur. Al costs and attorney fees incurred shall be paid by the resident if the Court rules in favor of the association.

Pool Table Rules

- Must be 18 years of age or older to play.
- If you take out a cue stick, return it when done.
- Do not slam the Billiard balls.
- Do not remove the Billiard balls from the table.
- No jumping balls, or any acuity that could potentially damage the pool table.
- When finished playing, cover the pool table, place empty cans/bottles in the recycling bin and clean up the area.
- **NO DRINKS OR SITTING ON THE POOL TABLE**



SPRING WOODS HOA - CLUBHOUSE ACTIVITIES

<u>EVENT</u>	<u>WHEN</u>	<u>WHO</u>	<u>HOURS</u>
Bingo	Monday evenings	Everyone	6:30pm till end
Children’s Night	1 st + 3 rd Friday	Children	6pm – 8pm
Adult Game Night	2 nd + 4 th Friday	Adults	7pm till end

Special Event: The Spring Woods Social Activities Committee meets every month to plan our community activities such as:

- Coffee and Donuts
- Breakfasts
- Pot Luck Dinners
- Hot Dog Days
- Bingo Night
- Movie Night
- Family Game Night
- Sweating to the Oldies night.

All events will be posted on the Clubhouse door and on the Bulletin Board at the Mail Boxes.

The Clubhouse is also available for private party rentals, please contact the HOA office for scheduling your next event.



Clubhouse Rentals for Private Parties/Events

Home Owners:

- Must be reserved a least 3 weeks in advance
- Deposit for cleaning and utilities: \$150.00
- Maximum size of groups not to exceed 164 people
- No business-related events are permitted
- Home owner is responsible for any and all damage
- **AFTER BOARD INSPECTION**, up to \$75 will be refunded if the clubhouse is left clean, trash removed and no damage.



Clubhouse Rentals for Private Parties/Events

Non - Home Owners:

- Must be reserved a least 3 weeks in advance
- Deposit for cleaning and utilities: \$250.00
- Maximum size of groups not to exceed 164 people
- No business-related events are permitted
- Home owner is responsible for any and all damage
- **AFTER BOARD INSPECTION**, up to \$75 will be refunded if the clubhouse is left clean, trash removed and no damage.

COMMUNITY SWIMMING POOL

NO LIFEGUARD ON DUTY

Swim at your own risk. Homeowners and guest are responsible for themselves, family and guests while utilizing Private Pool and Deck area.

Spring Woods HOA assumes no liability for loss or personal injury resulting from the use of this facility.

POOL HOURS OF OPERATION

Monday through Friday: 9:00am to Dusk

Saturday + Sunday: 9:00am to Dusk

The following Rules for the Pool area were established in accordance with the Liability Insurance coverage obtained by the HOA and are required to maintain the current policy.

IDENTIFICATION:

Anyone using the pool and pool area must have proper identification as designated by the Association. If they do not have proper ID on them, they will be asked to leave the pool area and, in some cases, will be prosecuted. NO EXCEPTIONS!

No loaning or improper use of the Pool ID or Pool Key by any persons will be tolerated.

RESTRICTIONS

1. No homeowner/family member/guest/renter will Be permitted to use the Pool area if the Assessments or Special Assessments are in arrearage per Florida Statutes.
2. All children under the age of 18 living in Spring Woods must have a Pool ID which an application can be obtained from the HOA Office.
3. No children under the age of 14 are permitted in the pool or pool area unless they are accompanied by an adult who is 18 years of age or older with a proper Pool ID.

GUEST RESTRICTIONS

1. Each property is allowed to have 4 (four) guests above and beyond the registered resident list provided by the homeowner.
2. Homeowners must register their guests in the office to get a Pool Pass. All guests must have a Pool Pass to enter and use the Pool area and the Pool.
3. The Clubhouse attendant will check for Pool Passes and any unregistered persons shall be removed from the pool and pool area.
4. If a homeowner arrives at the pool and the pool occupancy is at the maximum capacity, guests will be asked to leave.
5. Any Board Member, Employee of Spring Woods or Homeowner may ask to see:
 - a. Pool ID for any underage person in the pool or pool area.
 - b. State ID for any adult in the pool or pool area
 - c. Registered pool passes for any person(s) in the pool or pool area.
 - d. Any person unable to provide proper ID will be asked to leave the pool and or pool area.

RULES

1. Shower before entering the pool!
2. No Food, Alcohol or glass containers are permitted in the pool or in the pool deck. Under the canopy you are permitted food and beverages. All garbage must be disposed of properly before leaving the pool area.
3. No Diving, Jumping, Running, tossing people into the pool, Flipping children in the air while in the pool or on the pool deck. Foul or improper language or music is not permitted in the pool area. Loud music from personal radios or vehicles are strictly prohibited in or around the pool area.
 - a. These activities listed above are to maintain the quiet enjoyment and safe enjoyment of the pool and pool area by all registered users.
4. Children and Adults wearing diapers/intends are not permitted to use the pool unless they are specifically designed for swimming pools. Should any contamination of the pool occur for the violation of the above, the homeowner or resident shall be responsible for cost associated with the de-contamination of the pool (per Lee County Health Department).
5. Proper pool attire is required. Bathing Suits or cut offs for men. NO STREET CLOTHING.
6. No animals of any kind are permitted in the pool or pool deck area. This is a State Law and Violators shall be prosecuted under Florida Statute. Should any contamination of the pool occur for the violation of the above, the homeowner or resident shall be responsible for cost associated with the de-contamination of the pool (per Lee County Health Department).

7. When severe weather or lightening threatens and is in the area, leave the pool and pool immediately. Under the canopy will not protect anyone from lightning strikes.
8. NO SWIMMING IN THE POOL WHILE IT IS RAINING! POOL WILL BE CLOSED DURING SEVERE WEATHER AND LIGHTENING STRIKES IN THE IMMEDIATE AREA.
9. Any person found in the pool area or pool after pool hours and after the gate has been locked shall lose pool privileges for 6 (six) months. After a second violation they shall lose pool privileges for 12 (twelve) months.
10. Any lost or Stolen key found will be confiscated.

IN CASE OF MEDICAL EMERGENCIES, **CALL 911**

Later be sure to contact the HOA office to file an incident report.

ANYONE who is in violation of any of the above pool rules shall be in jeopardy of losing all of their privileges including the pool for a period of 30 (thirty) days. After a second violation within 1 (one) year of any of the pool rules may result in the forfeiture of pool use and possibly having the Association obtain a Court Ordered Restraining Order for the common areas. If a homeowner or guest is asked to leave and refuses, the Lee County Sheriff's department will be called and may be charged with Trespassing if they continue to refuse to leave.

ALL TRESSPASSERS SHALL BE PROSECUTED

JUST A LITTLE MEMO FOR THE RECORD AND AN AWARENESS UPDATE.

PLEASE, IF YOU USE THE POOL, RESPECT AND TREAT IT WITH CARE OTHERWISE WE MAY BE REQUIRED TO CLOSE THE POOL PERMANENTLY. WE ARE NOT IN A FINANCIAL POSITION TO CONTINUALLY MAKE REPAIRS TO THE POOL AND POOL AREA FROM DAMAGE OR MISUSE.

BASKETBALL COURT RULES

BASKETBALL COURT HOURS OF OPERATION

EVERY DAY: 9:00am to Dusk

Use the basketball courts at your own risk. Homeowners and guest are responsible for themselves, family and guests while utilizing the basketball court area. Spring Woods HOA assumes no liability for loss or personal injury resulting from the use of this facility.

1. No homeowner/family member/guest/renter will be permitted to use the basketball court area if the Assessments or Special Assessments are in arrearage per Florida Statutes.
2. The basketball court is solely for the use of a homeowner/family member/guest/renter.
3. No children under the age of 14 are permitted in the basketball court area unless they are accompanied by an adult who is 18 years of age or older.
4. No glass containers, alcohol, loud music, profanity or urinating is allowed on the court.
5. No vehicles of any kind are permitted inside the basketball court fence area.
6. Permitted are skateboards, bicycles, roller skates, rollerblades of all types.
7. ANYONE who is in violation of any of the above pool rules shall be in jeopardy of losing all of their privileges including the pool for a period of 30 (thirty) days. After a second violation within 1 (one) year of any of the pool rules may result in the forfeiture of pool use and possibly having the Association obtain a Court Ordered Restraining Order for the common areas.
8. If a homeowner or guest is asked to leave and refuses, the Lee County Sheriff's department will be called and may be charged with Trespassing if they continue to refuse to leave.

COMPOUND RULES

AVAILABLE EVERY DAY: 7:00am to 8:00PM

No exception to access unless in case of an emergency.

1. This compound is for the sole use of homeowner, family member or renter. Any owner who is in arrears in their assessment are not eligible to use the compound. If you already have a vehicle, vessel, trailer or recreational vehicle parked in the compound and you become more the 30 days in arrears of your assessments you will be required to move your property from the compound.
2. Storage of vehicles, vessels, trailers or recreational vehicles only.
 - a. Boats not on a trailer must 1st get HOA approval and be stored on blocks.
3. Any vehicle, vessel, trailer or recreational vehicle must have:
 - a. A current driver license, registration and tag.
 - b. Must 1st be registered in the HOA office.
 - c. You must 1st get approval to change your space.
 - d. Failure to abide by the above conditions will result in your vehicle, vessel, trailer or recreational vehicle being required to be removed and or being towed.
4. Any vehicle, vessel, trailer or recreational vehicle parked in the compound must not be a danger to anyone such as:
 - a. Containing or storing of hazardous materials or liquids.
 - b. LP gas not in an approved location on the trailer or recreational vehicle.
 - c. No wrecked vehicle, vessel, trailer or recreational vehicle.
 - d. Vessels not properly blocked
 - e. Doing major repairs on any vehicle, vessel, trailer or recreational vehicle. Minor repairs are permitted.
 - f. A vehicle, vessel, trailer or recreational vehicle that is not mobile, IE one that can not easily be removed from the compound with properly inflated tires.
5. Parking requirements:
 - a. Will be by assigned space set by the HOA Office.
 - b. The HOA will provide a key and a deposit of \$10.00 will be collected. This key is not to be loaned out or duplicated.
 - c. Spaces are reserved for owners and renters with one per property. However, if space is available, a second space can be assigned to that property. If the need

arises where a homeowner or renter requests a lot and all are filled, those with 2 spaces may be asked to relinquish one of them.

- d. Any vehicle, vessel, trailer or recreational vehicle not in their assigned space may be removed at the owner's expense.
 - e. You must leave a minimum distance of 36 inches away from the fence when parking to allow the landscaper to cut the grass.
 - f. By parking your vehicle, vessel, trailer or recreational vehicle in the compound you agree to assume all liability and will not hold the HOA, Director or employee liable for any reason.
6. You must be sure to lock the compound gate when leaving and be sure the gate is securely closed.

NOTICE

The compound is a locked and secure area and its use is at your own risk. The Spring Woods Mobile Home Subdivision HOA Inc will not be responsible for any damage caused by your property or to other property inside the compounds. The Spring Woods Mobile Home Subdivision HOA Inc will not be responsible for any loss of contents or property of the owners or renters.

COMPOUND AGREEMENT

THE COMPOUND IS A LOCKED AND SECURE AREA AND ITS USE IS AT YOUR OWN RISK. THE SPRING WOODS MOBILE HOME SUBDIVISION HOA INC WILL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY YOUR PROPERTY OR TO OTHER PROPERTY INSIDE THE COMPOUNDS. THE SPRING WOODS MOBILE HOME SUBDIVISION HOA INC WILL NOT BE RESPONSIBLE FOR ANY LOSS OF CONTENTS OR PROPERTY OF THE OWNERS OR RENTERS.

I agree to all the rules pertaining to the compound:

Homeowner / Renter

Witness

Address of Homeowner / Renter

Cell #

E-mail

Date of Application

Space #

Item in Compound description

Driver License #

Registration #

By signing below, I agree to hold harmless SPRING WOODS MOBILE HOME SUBDIVISION HOA INC for any injury, damage or theft to or by myself or any person I bring onto the compound.

Signed: _____

Date _____

Printed Name: _____