

Prepared By and Return To:  
Christopher C. Isbel, Esquire  
MARTELL & OZIM, P.A.  
213 S. Dillard St, Suite 210  
Winter Garden, FL 34787  
(407) 377-0890

**WATERFORD LAKES HOMEOWNERS ASSOCIATION, INC.**

**NOTICE OF RECORDING OF COMMUNITY RULES AND REGULATIONS FOR WATERFORD LAKES HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions of Waterford Lakes is recorded in Official Records Book 4955, Page 3147, Public Records of Volusia County, Florida ("Declaration"); and

**WHEREAS**, those certain Articles of Incorporation of Waterford Lakes Homeowners Association, Inc. ("Articles") were filed with the Secretary of the State of Florida on November 20, 2002, Document Number N00000007803; and

**WHEREAS**, pursuant Article III Section B.1 of the Articles, the Board of Directors of Waterford Lakes Homeowners Association, Inc. ("Association") is authorized to adopt rules and regulations for the Property from time to time; and

**WHEREAS**, the Association desires to adopt Community Rules and Regulations made subject to the Declaration; and

**WHEREAS**, at least a majority of the Board Members at a duly noticed Board of Directors meeting held on Oct. 4, 2022 agreed to adopt a Resolution adopting the attached "Waterford Lakes Homeowners Association, Inc. Community Rules and Regulations."

**NOW, THEREFORE**, the Association desires to record the attached Waterford Lakes Homeowners Association, Inc. Community Rules and Regulations as set forth in Exhibit "A" attached to this Notice of Recording which were adopted by the Board of Directors at a duly noticed meeting.

**WATERFORD LAKES HOMEOWNERS ASSOCIATION, INC.**

**ATTEST:**

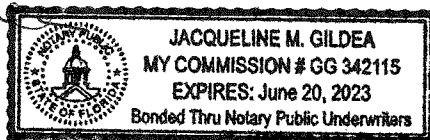
Mary DiPadova  
Mary DiPadova, President  
Address: 1406 Island Cove Dr.  
Deland, FL  
Date: 12/15/22

Michael A. Murphy  
Secretary  
Address: 1403 Sutton Island Dr.  
Deland, FL 32724  
Date: 12/15/2022

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me, this 15 day of Dec., 2022, by Mary DiPadova as President of Waterford Lakes Homeowners Association, Inc. who is personally known to me or produced \_\_\_\_\_ as identification and by Mike Murphy, as Secretary of Waterford Lakes Homeowners Association, Inc. who is personally known to me or produced \_\_\_\_\_ as identification.

Jacqueline M. Gildea  
Notary Public - State of Florida  
Stamp or Seal:



**RESOLUTION OF THE BOARD OF DIRECTORS OF WATERFORD LAKES HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions of Waterford Lakes is recorded in Official Records Book 4955, Page 3147, Public Records of Volusia County, Florida ("Declaration"); and

WHEREAS, those certain Articles of Incorporation of Waterford Lakes Homeowners Association, Inc. ("Articles") were filed with the Secretary of the State of Florida on November 20, 2002, Document Number N00000007803; and

WHEREAS, pursuant Article III Section B.1 of the Articles, the Board of Directors of Waterford Lakes Homeowners Association, Inc. ("Association") is authorized to adopt rules and regulations for the Property from time to time; and

WHEREAS, the Association desires to adopt Community Rules and Regulations made subject to the Declaration; and

WHEREAS, at least a majority of the Board Members at a duly noticed Board of Directors meeting agreed to adopt this Resolution adopting the attached "Waterford Lakes Homeowners Association, Inc. Community Rules and Regulations."

NOW, THEREFORE, it is hereby resolved by Waterford Lakes Homeowners Association, Inc. at a duly noticed meeting of the Board of Directors held on the 4 day of Oct, 2022, as follows:

- A. The attached "Waterford Lakes Homeowners Association, Inc. Community Rules and Regulations" are hereby adopted for the Property.

This Resolution was adopted by a vote of the majority of the Board of Directors of Waterford Lakes Homeowners Association, Inc. on the 4 day of Oct, 2022.

**Witnesses:**

**Waterford Lakes Homeowners Association, Inc.**

Reigh Guinn  
Signature

Print Name: Reigh Guinn

Anthony A. Mastrocola  
Signature

Print Name: Anthony A. Mastrocola

BY: Mary DiPadova

Mary DiPadova, President  
c/o Sentry Management  
2180 West State Rd 434, Suite 5000  
Longwood, FL 32779

J. Gildea  
Signature

Print Name: J. Gildea

Jackie Gildea  
Signature

Print Name: Jackie Gildea

Tim Field  
Signature

Print Name: Tim Field

**ATTEST:**

BY: Jessie T. Savage

Jessie T. Savage, Vice-President  
c/o Sentry Management  
2180 West State Rd 434, Suite 5000  
Longwood, FL 32779

**WATERFORD LAKES HOMEOWNERS  
ASSOCIATION, INC.**

**Community Rules and Regulations**

Approved by Resolution of the Board of Directors

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## **COMMUNITY RULES AND REGULATIONS**

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. To ensure the preservation of the original standards of Waterford Lakes, the Board of Directors hereby recognizes and adopts the Community Rules and Regulations. These Community Rules and Regulations shall take effect upon adoption and publication of the new standards.

The ARC is responsible for reviewing all architectural applications submitted by residents for improvements to the exterior of the house or lot.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Community Rules and Regulations, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Rules and Regulations and any standards contained herein, or the Declaration, these Community Rules and Regulations and the Declaration shall prevail.

Nothing contained in these Community Rules and Regulations shall obligate any agency, governmental or otherwise to approve plans submitted, nor shall the approval of the ARC be construed as meeting either the requirements of Volusia County or any governmental agency required for approval.

The Board of Directors has the right to modify, revise, add, delete or make any changes to these Community Rules and Regulations by resolution.

## **COMMUNITY RULES AND REGULATIONS**

### 1. General Conditions for Owner Lots.

#### a. Driveways and Sidewalks

- i. Driveways and sidewalks, including decorative pavers, shall be kept in an overall clean and attractive condition.
- ii. Mold and mildew residue shall be removed in a timely manner from all driveways and sidewalks, including decorative pavers. Power washing may be required to properly clean driveways, sidewalks, and pavers.
- iii. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
- iv. Replacing and/or installing a driveway or sidewalk requires the prior approval of the ARC.

#### b. Fences

- i. Fences shall be kept in an overall clean and attractive condition.
- ii. Mold and mildew residue shall be removed in a timely manner from all fences on Owner Lots. Power washing may be required to properly clean fences.
- iii. Distressed, missing, or broken fencing must be repaired or replaced in a timely manner on Owner Lots.
- iv. Replacing and/or installing a fence requires prior approval of the ARC.

#### c. Homes

- i. Homes shall be kept in an overall clean and attractive condition.

- ii. Dirt and grime on the exteriors of each home, including windows, shall be removed in a timely manner. Power washing and/or chemical washing may be required to properly clean home exteriors.
  - iii. Garage doors shall be kept in overall clean and attractive condition.
    - 1. Damaged garage doors shall be repaired and restored to operating condition in a timely manner.
  - iv. Painting
    - 1. Regular painting and maintenance are essential for an overall clean and attractive condition of a home and the community.
    - 2. Exteriors of homes with paint that is fading, peeling, running, or in need of repair shall cure these defects in a timely manner.
    - 3. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
    - 4. The body of the house (base color) must have a flat, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the architectural application.
  - v. Roofs shall be kept clean of debris, mold, mildew, and other stains. Power washing and/or chemical washing may be required to properly clean roofs.
  - vi. Any changes to the exterior of a home or Lot requires ARC approval.
- d. Landscaping
- i. Lawns
    - 1. Lawns should be maintained in an attractive condition.
    - 2. Regular weeding and/or lawn treatments shall be expected for each lawn.
    - 3. Dead areas of lawns shall be replaced with new sod in a timely manner.
  - ii. Landscaping
    - 1. Landscaping shall be maintained in an attractive condition.
    - 2. Dead plants, trees, and shrubs must be removed and replaced with the same species in a timely manner.
    - 3. Any changes to the landscaping, including, but not limited to, flower beds, mulching, replacement plants, trees, and/or shrubs must be approved by the ARC.
- e. Mailboxes
- i. The ARC requires black metal mailboxes on black poles that are approximately 4 feet in height. All mailboxes must be approved by the ARC. No mailbox or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any Lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the ARC. Owners are responsible for the maintenance of mailboxes, which shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.