

Wickham Lakes Community Rules & Regulations in a “Nutshell”

- A. **Article II, Section 2 & Article IV, Section 2: Landlords/Tenants:** Owners may rent homes, but are responsible for tenants to follow the HOA Rules. Tenants’ information must be completed and submitted at time of rental (see attached). Home Sellers/Owners are required to provide the deed restrictions at lease signing or before closing. Copies of CC&R’s and bylaws can be retrieved from our website www.WickhamLakesHOA.com. or by contacting Fairway Management Company. Per FL Statute 720.3085, if an owner has a tenant and the owner is in arrears on his HOA fees, the Association can demand payment directly from the tenant and the tenant would have to comply with no penalty to the tenant by the owner.
- B. **Article V, Section 2: Landscaping:** Landscaping must be maintained in good, aesthetically pleasing condition at all times. No changes, additions or removal of landscaping is permitted without the prior written approval of the MRC.
- C. **Article V, Section 3: Vehicles and Repair.** No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain for over 48 hrs. unless in one’s garage.
- D. **Article V, Section 18: Motorized Vehicles.** Motorized vehicles are not permitted on sidewalks, pathways or Common Areas.
- E. **Article V, Section 4: Storage:** No storage buildings or sheds are permitted on any property other than in a garage or within one’s residence.
- F. **Article V, Section 6: Signs.** No signs of any kind are allowed except one standard real estate type “For Sale” or “For Rent sign in the yard.
- G. **Article V, Section 24: Garage Sales.** We have two (2) community garage sales per year. They are advertised and held on the second (2nd) Saturday in October and the third (3) Saturday in April. Independent sales are permitted with use of the approved Viera signage, distributed by Fairway Mgmt. There is a refundable deposit charge for these signs.
- H. **Article V, Section 7 & Article V, Section 16: Parking/Garages/Enforcement.** Parking permitted only in the driveway and/or garage on your own property. Cars may not obstruct a walkway/sidewalk. No commercial, oversized vehicles are permitted anywhere in this development. Cars prohibited on streets between Midnight and 7:00 AM. The Sheriff’s Office will enforce this. When available, short-term parking is permitted at the pool parking lot (max. 24 hours).
- I. **Article V, Section 8: Animals and Pets.** Homeowners must control of their pets at all times. Dogs and cats must be leashed. The pet owner must remove all waste caused by his pet. Brevard County Animal Services (BCAS) handles all animal complaints (321) 633-2024. Breed types and numbers of pets permitted is per BCAS.
- J. **Article V, Section 9: Nuisance.** No activity or annoyance is permitted that will cause your property or the HOA property to look unclean, unkempt, unsightly, unhealthy, malodorous, or that which interferes with the peace, quiet, safety, comfort, serenity of other residents. No illegal or offensive activity is permitted.
- K. **Article V, Section 10: Antennas, Satellite Dishes.** Exterior television or radio antennas, aerials or satellite dishes are prohibited. There are exceptions, but plans need to be submitted to MRC for approval.
- L. **Article V, Section 11: Clotheslines, Garbage Cans, Tanks and External Equipment.** Clotheslines, garbage cans, above-ground tanks, air-conditioning compressors, pool pumps & other similar items of external equipment must be screened by shrubs or shadow-box enclosures. Garbage containers are provided by Waste Mgmt. to every homeowner. If need be, call them directly (321) 636-6894. Pick up is every Tuesday A.M. (trash/recyclables /lawn waste) and Friday (Trash only). For further information, please go to the website: www.wm.com.
- M. **Article V, Section 12: Swimming Pools.** In-ground pools are allowed and subject to written approval of the MRC and applicable County and State Regulations. No above ground pools are permitted.
- N. **Article V, Section 13: Tents, Trailers & Temporary structures.** No tents, trailers, or temporary structures are permitted. Prior written approval is required for most changes: additions, fences, driveways, gutters, generators, hurricane shutters, porches, screen enclosures, etc. No aluminum or composite aluminum roofs are permitted.
- O. **Article V, Section 15: Lakes, Ponds, Retention and Other Water Areas:** Catch and release fishing in lakes is permitted behind your own home only. You may not walk behind other people’s homes to fish or for any other activity without permission from the homeowner. Also prohibited: sailing, boating, swimming, fishing

or other water sports/activities. Living on a lake lot requires you to mow and maintain to the water's edge. No landscaping or other items can be planted or placed beyond your own property line.

*****ADDITIONAL INFORMATION*****

1. Pool & Pavilion Rules

There is NO LIFEGUARD on duty. Hours of operation are from Dawn to Dusk; Alcoholic beverages and smoking are prohibited; no barbeques within the pavilion/pool area, no glass containers; children under 16 must be accompanied by a responsible adult. The pavilion may be reserved with Fairway Mgmt. on a first come, first serve basis for a private affair. The pool cannot be reserved or sectioned off. The pool is open for all the residents at all times. All owners were issued one key per family to the facility. They may not be duplicated. Replacement keys can be obtained by calling Fairway Mgmt.

2. **MEETINGS:** Currently the Board of Directors meets the first (1st) Monday in March, June, and December at the Viera Recreation Building at 6:30 pm. The **Annual Members' Meeting** is held the second (2nd) or third (3rd) Monday in September. Mailed notice is given two (2) weeks in advance. Dates may vary based on the availability of the meeting site. Any additional meetings will be posted in the same manner as the set/prescheduled meetings. All Notices are posted at each entrance 48 hours prior to any meetings being held.

3. **Exterior Painting:** Approval must be obtained, in advance, by the MRC. The home color must conform to the approved color palette which is available at the Fairway Mgmt. Office.

4. **Enforcement.** Failure to comply with the requirements of our HOA following a 14 day notice, the HOA has the right to enter the property without being guilty of trespassing, for the purpose of curing or eliminating a violation, all at the sole expense of the owner. Fines can also be assessed, as well as, any other remedy permitted by law.

5. **HOA Fees:** They must be paid because they pay for all the common areas of this development such as: pool, entrances & playground. Members of the Board of Directors and their committees are, by law, Volunteers and are not compensated. Dues also cover any services the Board may contract, to help with the affairs of the Association, such as Management Companies, Vendors, and Attorneys. You are mailed three (3) statements each year: two (2) are due in January (Central Viera Community Association and Wickham Lakes Homeowner's Association) and one (1) in July (Wickham Lakes HOA). A late fee of \$20 will be added to any overdue assessment. Continued non-payment may lead to a lien being placed against your property. Other legal action will be enforced and payments, such as interest charges and legal fees will be included.

6. **Word to the Wise:** Due to unintended inaccuracies by others, it is strongly recommended/encouraged that you not rely on what you see or hear or to just assume something is permitted. Seek your own approvals and information directly from the HOA.

Wickham Lakes is a DEED RESTRICTED COMMUNITY. Deed Restrictions are a set of rules that determine the uses of a particular property. These restrictions cover many uses of a property including landscaping, parking, property modifications and noise. All Homeowners must agree to the restrictions before the sale of the home is completed. Homeowners and their tenants are bound by the restrictions and rules of the HOA. This Agreement is considered a legally binding document. We are governed and must conform to the District Declaration, Bylaws, Articles of Incorporation, Community Declaration, bylaws and articles of incorporation of the Community Association. We must comply with rules & regulations promulgated by the Master Association, Central Viera Community Association and the District Association, Wickham Lakes Residential District Association. The previous pages provide general answers to questions posed by residents of Wickham Lakes and are intended as a guide for the convenience of our residents. It is not intended to change, contradict or replace, etc. the language in the community CC&R's or bylaws and should not be construed as such. In all cases, except where prohibited by law, language in governing documents prevails. Preceding each item is the Article and Section that you will find the provisions written (in their entirety) in the Declaration. You are strongly encouraged to read and understand the full Wickham Lakes Declaration of Covenants, Conditions, Easements, Reservations and Restrictions (a.k.a., CC&Rs).

ABBREVIATIONS USED:

MCR: **Modification Review Committee**

ARC: **Architectural Review Committee**

HOA: **Home Owners Association**

CC&R: **Covenants, Conditions & Restrictions**

When in doubt, call Fairway Management: (321) 777-7575 or email diane@fairwaymgmt.com.

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