

WINDJAMMER VILLAGE CONDOMINIUM ASSOCIATION INC.

Applicable to Part I, II, & III

RULES AND REGULATIONS

AS REVISED - JUNE 1, 2026

These are the Rules and Regulations governing the use of units, common elements and the Condominium property at Windjammer Village Part I, Part II, and Part III. Except as otherwise stated, all Rules and Regulations shall apply equally to Part I, II & III. All interested parties are placed on notice that the Association reserves the right to amend these Rules and Regulations without recording such amendments in the Public Records. These Rules and Regulations will be posted on “The Landings” Windjammer web page and on the Association’s Management Company site. Rules and Regulations are available on request.

1. VEHICLES

- a. Automobiles may only be parked in the provided areas. Commercial vans and trucks, boats and trailers of any type shall not be parked in the parking area except for service calls.
- b. Skate boarding, roller blades, roller-skating, hover boards and the like are prohibited in Windjammer Village.
- c. Golf carts, unlicensed motorized vehicles and other “low speed vehicles” are not permitted on Village property. The only exception is the maintenance carts and mobility scooters / electric wheelchair.
- d. Vehicles that are in excess of 18’ in length must not only fit in the owner’s assigned parking space, it can only be parked there.
- e. Vehicle signs or other indication of commercial use are not permitted.
- f. Trailer hitch devices must be removed while on Windjammer property, or the vehicle must be backed into the parking space.
- g. Vehicles without current vehicle registration may not be parked on Village property.
- h. Vehicles that cannot operate by their own power may not be parked on Village property for more than 48 hours.
- i. Unit owners who are not in residence and wish to leave a car on premises shall only use their assigned parking space, carport or garage.
- j. A resident who owns an RV may bring it on Windjammer property for twenty-four (24) hours to load the vehicle and twenty-four (24) hours to unload the vehicle. The RV can, at no time, block another’s access or egress. Visitors and renters are not permitted to have an RV on Windjammer property.
- k. A maximum of two registered vehicles are allowed per living unit with the exception of single-family homeowners.
- l. Any owner whose current vehicle who does meet the above is granted an exception however may not replace said vehicle with a vehicle not in compliance with the above rules.
- m. **VEHICLES IN VIOLATION MAY BE REMOVED AT OWNER’S EXPENSE.**

2. RECREATIONAL FACILITIES

- a. Use of the recreational facilities and the common elements shall be in such a manner as to respect the rights of other unit owners. Use of particular recreational facilities will be controlled by regulations issued from time to time, but in general, such use will be prohibited from 10:00 PM to 8:00 AM.

3. ANTENNAS

- a. No television, radio, satellite, or other antenna or satellite system may be installed on the Village property without prior written permission from the Association.

4. SIGNS

- a. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner outside their unit, nor shall they be visible from outside their unit without prior written consent of the Association.

5. COMMON PASSAGES & AREAS

- a. All common areas shall be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times kept free of obstructions.
- b. The sidewalks, entrances, passages, vestibules, stairways, corridors or halls must not be encumbered or used for any purpose other than ingress or egress.

6. UNIT USE

- a. All units shall be used for residential purposes only.

7. FLOORING

- a. All units within Windjammer Village shall always have their floors covered with either wall-to-wall carpeting or hard surface flooring (tile, marble, laminate, wood, etc.) as provided further below. (Balconies and lanais are exempt from these requirements.)
 - i. First floor units do not require a sound deadening underlayment beneath their hard surface flooring.
 - ii. Units above the first floor shall have a sound deadening underlayment installed under their carpet or hard surface flooring to keep noise constrained (except on balconies or lanais).
 - 1. If wall-to-wall carpeting is installed, it must have padding installed beneath it and meet the requirements of the Windjammer Rules and Regulations found in (b) below.
 - iii. Units above the first floor that currently have no sound deadening underlayment in entry hallways, kitchens, bathrooms, utility or laundry rooms will be required to add a sound deadening underlayment whenever the hard surface flooring is changed in each (any one) of these areas that meet the requirements specified below.
 - 1. Hard surface flooring areas that have not been changed in entry hallways, kitchens, bathrooms, utility or laundry rooms will be Grandfathered (as is).
 - iv. Units above the first floor that wish to install hard surface flooring in any location must obtain written approval of the Board of Directors or their duly authorized representative(s) prior to installation.
 - 1. Such approval shall be conditioned solely on the Unit Owner's proof of the proper installation of a Board approved sound deadening underlayment.
 - 2. The installed sound proofing may be inspected and approved by the Board, or another professional proofing consultant approved by the Board, prior to the installation of hard surface flooring.
 - 3. Installed hard surface flooring shall, in all cases, be rated to achieve an IIC and STC dB level of 60 or above.
 - 4. The Board shall have the authority to adopt additional specifications for hard surface flooring installation as specified in the Windjammer Rules and Regulations and in the current hard surface flooring Guidelines posted on the Windjammer page of "The Landings" website.
 - 5. These specifications and Guidelines will be updated by the Board as new products become available that will meet higher standards.
 - v. Newly installed sound proofing, not meeting the current standard, as specified here and in the Board Approved Guidelines, shall not be approved for use. The Board shall use all remedies available to enforce the use of the correct sound abatement material and installation.
 - 1. Sound proofing that was installed under previous Board Approved Guidelines will be "Grandfathered", as long as the previous Architectural Review Committee Modification approval is available for verification.
 - 2. If hard surface flooring is present in the living room, dining room, or bedroom

without the proper soundproofing abatement material (or approved Grandfathered abatement), it must be updated to the current standards.

- b. All carpets shall be a medium heavy carpet with at least sixteen (16) ounces of yarn per square yard of carpet with fifty (50) ounces of rubber padding per square yard underneath.
- c. If hard surface flooring is present in the living room, the use of a rug in that area is highly encouraged. The use of felt pads, Teflon sliders, or other sound mitigation devices is highly encouraged on dining room chairs in units with hard surface flooring.

8. GARBAGE

- a. Disposition of garbage and trash shall be only by use of garbage disposal units or by the use of receptacles approved by the Association.
- b. All perishable garbage must be placed in a plastic bag with the opening tied securely shut before it is placed in a refuse container used by more than one person.

9. FEEDING OF ANIMALS

- a. The feeding of birds, squirrels, or other wildlife is prohibited anywhere on the Village property. No owner, tenant, or guest may place, install, or maintain bird feeders, food, seed, or other wildlife attractants on Limited Common Elements, Common Elements, or within Units in a manner that attracts wildlife.

10. PETS

- a. **PERMITTED PETS:** Unit owners, owners' guests, and tenants will be permitted to have pets on the premises. Unit owners may keep dogs, cats, caged household pet birds and tropical fish. No other type of pet or animal is permitted. "AGGRESSIVE" breeds of dogs, as determined by the Board of Directors (including but not limited to **Pit Bulls, Rottweilers, Doberman Pinschers and German Shepherds**) shall not be permitted. With the consent of the unit owner, tenants may also have pets as long as the following rules are followed:
 - i. Written consent from the owner is provided to management along with the application.
 - ii. The dog does not exceed 40 pounds and the tenant application must include a small photo of the animal and copy of the pet records indicating that the dog is current on vaccinations.
 - iii. Signature of the tenant stating they have read, understood and will comply with the rules and regulations regarding pets
- b. **CONTROL OF PETS:** All unit owners are responsible to ensure that their pets do not create a public or private nuisance by barking, whining or otherwise making noise which disturbs other residents; exhibiting aggressive behaviors toward individuals on the condominium or Association property. All pets, which are outside, must be kept under direct control on a leash with a maximum length of 6 feet. Unit owners must immediately clean up any pets' excrement and dispose of properly in the community garbage containers.
- c. **REGISTRATION of PETS:** With the exception of tropical fish, all pets kept by unit owners must be registered with the Board of Directors on such forms as the Board may promulgate. Where applicable, proof of proper governmental registration and vaccination of a pet is a required condition of keeping a pet on the condominium or Association property.
- d. **ENFORCEMENT:** Should any violation of the covenants and restrictions pertaining to pets occur, the Board of Directors shall have all remedies afforded by law. The Board may, after notice and opportunity for hearing, declare a pet to be a nuisance and require its permanent removal from the condominium and Association property. The Board may also levy fines for violations of the covenants and restrictions applicable to pets and, may seek injunctive and/or monetary relief through arbitration or court proceedings, as provided by law.
- e. **ADDITIONAL REGULATIONS:** The Board of Directors may adopt such additional regulations, as it deems necessary or appropriate to further supplement or implement the covenants and restrictions pertaining to pets, if any restriction regarding the number of pets, which may be kept, or the size of pets shall require an amendment to the Declaration of Condominium.

11. LANDSCAPING

- a. No unit Owner, tenant or guest, may plant, install, or remove any landscaping, trees, shrubs, flowers, or other vegetation on the Village Property without prior written approval from the Landscaping Committee. Unauthorized plantings may be removed by the association at the Owners expense.

12. NOISE

- a. No owner may make or permit any disturbing noises whether made by them self, their family, tenants, friends or servants, nor to do or permit anything to be done by such persons that will interfere with the rights, comforts and connivances of others. Notwithstanding the foregoing, reasonable noise associated with construction, remodeling, repair, or maintenance activities within a Unit or on the Common Elements shall not be deemed a violation of this provision, provided such activities are conducted in compliance with Association rules, required approvals are obtained, and work is limited to the hours of 8 a.m. to 6 p.m., Monday through Saturday (or as otherwise established by the Board). Noisy work shall not be performed on Sundays or legal holidays unless specifically authorized by the Association.
- b. No one may play or allow to be played any musical instrument, phonograph, radio or television set in their unit that disturbs or annoys others.

13. CHILDREN

- a. There shall be no restriction as to the minimum age of children who may live in or visit Windjammer Village Condominium Association. However, no children under the age of 12 years of age shall be permitted on any of the Common Elements or association property unless accompanied by an adult.

14. LEASE/RENT

- a. Leasing or renting of the unit shall be as permitted and subject to the provisions of Article 16 of the Declarations.

15. BICYCLES (PEDAL AND ELECTRIC)

- a. Maximum speed limit is 10 MPH on walkways and any common element
- b. Bicycles must yield to pedestrians.
- c. Bicycles must be walked in hallways and on the bridges within the Village
- d. All bicycles not stored in the owner's unit or house must be clearly labeled with both name and address and be in obvious working order.
- e. Any bicycle which is not labeled and is non-operable will be tagged and the owner will be given 45 days in which to comply. Failure to comply will result in the bicycle being disposed.
- f. Bicycles in four story units may be stored in the unit or in the bicycle racks provided. Please do NOT store them under the stairways.
- g. No charging of electric bicycles in common areas
- h. Bicycles in two story units may use the area under the stairs, as no other area has been provided. If they are stored under the stairs, they must be moveable for access to electric meters and cleaning. Bicycles stored under the stairs may not be chained to another bicycle or to the staircase.

16. PEDESTRIANS

- a. Pedestrians always have the right of way on all walkways and sidewalks.

17. COOKING

- a. No unit owner of a multi-story building unit shall permit any open fires, barbecue grills, fire pit or other similar type fire or smoke producing object on the premises of his unit. Facilities for outdoor cooking are provided at the pool area.

18. KEYS

- a. Each unit owner shall provide a key to their unit to the Board. The Association has a statutory right of access in an emergency.

19. WEAPONS

- a. No one shall shoot a gun, slingshot or other weapon on the condominium property.
- b. Open carry of a weapon is not permitted on common or limited-common Village property.
- c. No one shall throw rocks or other items at the buildings, birds, animals or persons.

20. PROBLEMS & COMPLAINTS

- a. Any unit owner or renter with a non-emergency problem should contact the Association Manager or Board member.
- b. Complaints must be submitted in writing to the Association Manager.

21. SWIMMING POOL/GAZEBO

- a. The swimming pool/gazebo facilities are for the exclusive use of the residents of Windjammer Village and their guests between the hours of 8:00 AM and 10:00 PM.
- b. Users are to conduct themselves in such a manner as to recognize the rights of residents and guests to have availability and enjoyment of the facilities.
- c. Pets are not permitted within the boundaries of the swimming pool/gazebo.
- d. Grills are to be cleaned, gas turned off and trash disposed of immediately after use.
- e. Persons using the gazebo for parties must clean up and arrange the furniture immediately after use.
- f. The gazebo/pool area may be reserved by use of the sign-up sheet posted in the pool area, but with the understanding that use of this area by other unit owners and/or guests shall not be prohibited during such an event.

22. FINES & FINING COMMITTEE

- a. Violations of these regulations are punishable by fines or other such actions, as the Board of Directors deems appropriate. Fines will be imposed on unit owners by a Fining Committee made up of three (3) non-Board unit owners. This procedure is conducted in accordance with Florida Statute Section 718.303.

23. EMERGENCY PROCEDURE

IN THE EVENT THAT THE GOVERNOR OR FEMA ISSUES AN ADVISORY THAT OUR VILLAGE IS IN THE CONE OF POSSIBILITY FOR A SERIOUS STORM THE FOLLOWING WILL BE ENFORCED TO PROTECT OWNERS AND PROPERTY.

The Board of Directors has approved the following Rule, in order to protect personal and common property in the event of the threat of an impending serious storm. This Rule applies to all owners, seasonal and year-round.

ALL WINDJAMMER OWNERS

1. Bikes must be secured to a bike rack with a quality chain or stored in your home.
2. All residents must discard or store potted plants, decorative items, outdoor furniture, garbage and recycle bins, etc., which have the potential to become airborne, prior to leaving for an extended period-of-time or when a hurricane warning is announced.
3. If leaving for an extended period, the Board strongly recommends you hire a Home Watch person or firm to check your unit on a regular basis. Shut off your water main line and all unnecessary circuit breakers (hot water heater). Set the A.C. and de-humidifier, if applicable, to factory suggested setting. Have someone check your A.C. drain line periodically.
5. When any Hurricane Watch or warning is announced, and you feel you may need personal help to prepare or even to evacuate please contact any Board Member or the Association Management Company. If you are an owner who realizes the need for assistance in any emergency, please notify the management as soon as possible.
6. Anyone willing to volunteer to assist with the numerous common areas that need attention please submit your name to the Board.
7. In the event a unit owner fails to comply with the above rules, the Board of Director may hire the help to complete the necessary work and charge back the cost to the unit owner.