

Westbury Court Homeowners Association, Inc. New Resident Material

1. Prospective owners or renters must meet with representatives of the Homeowner Association Board prior to moving into the respective unit.

A) The restrictions and guidelines are the same for owner or renter.

B) Owners are responsible for all fees and maintenance of the unit.

C) The renter has the right to use the common areas. The owner shall provide them a copy of the association documents and keys to the restrooms at the swimming pool.

D) The Association Board reserves the right to do a background check on any prospective owner or residents.

2.. HOW MAY THE PURCHASER ACQUIRE DOCUMENTS?

A) The seller must provide the complete package of the Homeowner Association documents to the buyer or pay \$20.00 for the cost of reprinting and provision by the association board.. or visit www.westburyvillas.com click on information and documents

B) To join the community Facebook page <https://www.facebook.com/groups/147210502542587/> or search westbury court hoa

3. HOMEOWNERS ASSOCIATION

A) The subdivision and improvements will be governed and managed by Westbury Court Homeowners Association, Inc.

B) The general purpose of the Homeowners Association is to maintain the common areas in the subdivision and maintain and insure common improvements.

C) The Homeowners Association is responsible for enforcing the declaration of restrictions.

D) Each owner will be a member of the Homeowners Association

E) One owner from each unit has a vote at the annual business meeting. If the owner is unable to attend the meeting they are encouraged to sign a proxy form and indicate another owner to vote for them. The proxy must be mailed to the secretary of the association prior to the meeting.

F) The Association Board is made up of unit owners elected for staggered two year terms. Two members elected one year and three members elected the second year. Officers for each year are elected by the Board members at their first meeting after the annual meeting.

4. WHAT RESTRICTIONS ON MY RIGHT TO USE MY UNIT EXIST IN THE HOMEOWNERS ASSOCIATION DOCUMENTS ? (see Covenants, Conditions, Restrictions and Easements and Bylaws documents for complete guidelines)

A) The unit shall be solely for single family residential use only.

B) No business is to be conducted from the premises. No nuisance or immoral or illegal activity or any activity which may be an annoyance or offensive to the neighborhood is to be permitted at the unit. This includes excessive noise at any time day or night.

C) Maintenance of the exterior of each unit and lot landscaping is the responsibility of the owner, whether owner occupied, renter occupied or vacant. The maintenance shall be performed by the owner in accordance with any applicable standard established by the Association Board. The Association Board reserves the right to arrange for repairs or maintenance of the unit or landscaping and bill the owner if the owner fails to properly maintain the home and lot in accordance with the restrictions or standards.

D) No owner or occupant may make changes or improvements to the exterior of the unit or landscaping without the owner first submitting the required form and obtaining approval from the Association Board. This includes extension of party walls, patios or fences. (See C.C.R.&E Rules and Perimeters) E) No boats, commercial vehicles, trailers, recreational vehicles (including ATVs) are to be parked in the driveway or lawn except to load or unload.

F) No maintenance, repair or storage of any boat, or vehicle shall be permitted upon any lot except within an enclosed garage

G) No inoperative vehicle is to remain on or adjacent to any lot for over 48 hours unless kept in a garage.

H) No outdoor clotheslines, window or wall air conditioning units, TV antennae or radio towers are allowed. A satellite dish may be installed in the rear of a unit, not visible from the street.

I) Dogs and cats are allowed as pets. They are to be kept on a leash when outside and owners are to pick up all defecation material.

J) Parking is allowed in each units garage and driveway. Marked guest parking spaces are to be reserved for guests as much as possible..

K) Swimming pool rules: Each unit is to have a key to the restrooms for use by owner or guests. All children must be accompanied by an adult and all rules posted

L) Association easement is to be maintained by the owner in front and back of each unit. Plantings in the

easement or on the fence is prohibited.

M) Residents are encouraged to participate in the annual subdivision garage sale. The date of the sale will be decided at the annual meeting. N) Garbage and recycling receptacles shall be kept in the garage except prior to scheduled pickup and replaced promptly after pickup

5. REQUIREMENTS:

A. ASSESSMENT FOR THE WESTBURY COURT HOMEOWNERS ASSOCIATION, INC. per unit for 2021 is \$516.00 payable quarterly in JANUARY, APRIL, JULY, and OCTOBER.

B) Payment is due the first of each month and considered late after the 15

C) The assessment fee includes: Platinum cable TV, 100 speed internet, maintenance of irrigation system, regular lawn maintenance, handyman services for common areas, and cabana cleaning. Association Board insurance, and use of common areas. Internet and cable is currently contracted with Spectrum Service. Should an owner elect alternate service provider they shall continue to pay the total Homeowners Association assessment.