



8300 NW 93 Avenue, Tamarac, Florida 33321 - (954)-366-6042 - westwoodfive23@comcast.net

A Deed Restricted Community

Quick Reference Guide Rules and Regulations:

Governing Documents:

All homes and land parcels in Westwood 5 and 5A (also known as Westwood Section 23) are subject to the provisions of the following documents:

- Declaration of Restrictions
- By Laws of Community 5, as amended
- Articles of Incorporation of Westwood Community 5
- Florida Statutes, Chapter 720 (formerly Chapter 617)

The covenants, restrictions, reservations and servitudes are considered to be running with the land and shall bind all persons claiming ownership or use in land in Westwood Community 5 and 5A until April 1, 2023.

Enforcement Authority of the Association

The association has the authority to enforce the documents through an action for damages, where the association has suffered monetary damage, through an action for injunctive relief, to compel an owner to comply with the documents and through the imposition of fines. Pursuant to Article X of the By - Laws and section 720.305, Florida Statutes.

Exterior or Structural Changes

Prior to doing any of the following, an owner or resident must secure permission from the Board of Directors. The Board may grant or deny permission based on the requirements of the documents, the precedent set by prior directors with regard to similar installations to the community and the requirements of any applicable law. Receiving a permit from the City of Tamarac does not excuse a resident from securing necessary permission from the Board of Directors.

- Architectural changes such as, but not limited to, the enlargement of the house (additions), painting of the home an unusual color, installation of a swimming pool or hot tub, installation of a patio, changing of windows and doors, changing of the driveway or walkway.
- Installation of a fence
- Installation of shutters
- Placing any signs on the property

- Building sheds or accessory buildings

Prohibited Activities:

The following are PROHIBITED and permission may not be granted by the Board of Directors:

- Operating a trade, business or profession from a home in Westwood.
- Parking motor vehicle on grass gravel or dirt. Parking must be on paved surface.
- Storing of boats, trailers, campers, large recreational vehicles or large trucks.

Minimum Property Maintenance Standards

- All front areas must be grassed and lawns maintained. Side area of corner plots are considered the same as front areas, except when hedged.
- No weeds, underbrush or unsightly overgrowths shall be permitted on any lot.
- No refuse pile or unsightly objects shall be permitted anywhere on the property.

Monthly Maintenance Fees:

- Monthly maintenance fees must be paid before the 15th day of the month due or a late fee will be assessed. Failure to pay dues and assessment may result in the Association retaining counsel and recording and foreclosing a lien on the lot.

Fines and Legal Costs:

- The board may levy a reasonable fine up to \$1000 for each violation for governing rules.
- All legal costs resulting from violation of the rules and regulations of Westwood 5 shall be paid by the violator.

For more information:

- This document is intended as a summary and not as a comprehensive restatement or outline of all restrictions in the governing documents. For more complete information, please read the full Declaration of restrictions or consult with the Board of Directors.