

Whispering Woods Homeowners Association of Seminole County

Rules and Regulations

General

Recreational Equipment - ARB approval is needed prior to installation

Children's swing and gym sets may have one canopied tower with a maximum height of eight (8) feet.

Fences - ARB approval is needed prior to installation

Open aluminum or wrought iron fencing that is similar in style to that on S. Lake Jessup Avenue will be permitted with a four (4) foot height maximum.

Structures – ARB approval is needed prior to installation

One (1) small yard storage unit will be permitted with the following guidelines:

- No larger than 100 square feet base area.
- No vertical height above 8'.

Pets –

All pets must be controlled with a leash. Pet waste clean-up is mandatory per the City of Oviedo and Seminole County rules.

The association defines domesticated pets as dogs, cats or any other animal that is tamed or domesticated and is kept as a companion or for assistance and is under the control of a human and does not include breeding, keeping or raising of any type of farm animal or an animal used to produce food.

Trees and bushes –

Homeowners are responsible to keep all brush, dead wood, weeds, and junk removed from the property.

Rear privacy hedges on S. Lake Jessup Ave and Clonts Street must be maintained at a uniform height no higher than 8 (eight) feet.

No hedges, vines or plants may grow on or through the community aluminum fencing to preserve the lifespan of the fencing and continuity along the street.

All privacy hedges between yards must be maintained at a uniform height no higher than 8 (eight) feet

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Lighting and Holiday Decorations –

Unit owners are allowed to display holiday lights and decorations but they must be removed within 30 (thirty) days from the holiday.

Late Fees and Collection Policy

Association Dues -

Association Dues (“dues”) are payable in full by the 1st of each February or divided into two payments and the second payment is due by the 1st of each July.

- The association reserves the right to hand the account over to an attorney if needed.
- The homeowner will be responsible for the full cost of collection, including late fees, attorney fees, and court expenses.

ARTICLE I: DEFINITIONS

Section 9. RULES AND REGULATIONS shall mean the published rules and regulations established from time to time by the ASSOCIATION which shall govern the conduct of all residents and those who come into Whispering Woods.

ARTICLE VII: GENERAL RESTRICTIONS

Section 1. The ASSOCIATION shall have the right to promulgate reasonable Rules and Regulations which govern the uses and allowable conduct for this residential community and each LOT, GUEST, OWNER, AND TENANT shall be bound thereby.

Adopted on this 15th day of November, 2023

Effective on this 1st day of January, 2024

Approved as edited on this 17th day of April, 2024