



WESTBURY COURT HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 10950
BRADENTON, FL 34282-0950

Westbury Court Homeowners Association, Inc.

New Resident Material

1. GENERAL

- a. Prospective owners or renters must meet with representatives of the Homeowner Association Board prior to moving into the respective unit. Property rental is allowed after two (2) years of owner occupied property.
- b. The restrictions and guidelines are the same for owner or renter.
- c. Owners are responsible for all fees and maintenance of the unit.
- d. 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.
- e. The Association Board reserves the right to do a background check on any prospective owner or residents.

f. GARBAGE & TRASH COLLECTION

Collection services are provided by Manatee County & Utilities & Waste Management
Single Pick-up Day for Trash, Recycle & Yard Waste is Monday
Service begins at 6:00 am on collection days (Please refrain from placing trash on the curb before collection days.)

Specifications

All Trash must be inside the Green trash bin, All Recycle must be inside the blue recycle bin, and All Yard Waste (grass; leaves and tree limbs) must be inside an Owner furnished trash bin or, tied in bundles of 4 feet or less in length (for any branches 6 inches or less in diameter), or in compostable paper lawn and leaf bags. The weight limit is 40 lbs per item at unlimited 40-pound increments. Yard waste will not be collected if it is not properly disposed of.

Large Items

Refrigerators, freezers, etc., should be handled by the residents themselves, a private service or by contacting Manatee County Solid Waste Division (941) 748-4501 to make special arrangements.

2. HOW MAY THE PURCHASER ACQUIRE DOCUMENTS?

- a. The seller must provide access to the complete package of the Homeowner Association documents to the buyer. All documents are available on the HOA website www.westburyvillas.com click on information and documents the password is "homeowner1". There is a list of documents and each owner is encouraged to review, download and print all documents. Also provided is the roof shingle color and exterior house paint color.
- b. The Association maintains a community Facebook page, each member of our community is encouraged to request membership to our page.
<https://www.facebook.com/groups/147210502542587/> or from Facebook search "Westbury Court HOA" and request membership.

3. HOMEOWNERS ASSOCIATION

- a. The subdivision and improvements will be governed and managed by Westbury Court



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- 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 designate another owner to vote on their behalf. 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. 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 list)

- 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. A unit must be owned and occupied by the owner for 2-years before any rental of the property. All leases must be for single family use only and for a minimum term of 1-year.
- d. 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. Homeowners are responsible for all maintenance to trees and shrubs on their property.
- e. 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)
- f. No maintenance, repair or storage of any boat, or commercial 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 permanent clothesline is permitted. Temporary or foldable clotheslines are permitted provided they are not visible from the street, are removed by nightfall and do not interfere with lawn maintenance.
- i. No 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.
- j. All Westbury Court households are limited to two adult dogs and two adult cats at a maximum. The board of directors of the Association has the right to order any member



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whose pet is a nuisance to remove such pet from the property after a hearing with due notice before the Board. Pets are to be kept on a leash when outside and owners are to pick up all defecation material (This Applies to Both Dogs & Cats).

- k. Parking is allowed in each unit's garage and driveway. Marked guest parking spaces are to be reserved for guests, permanent street parking by a resident is not permitted.
- l. 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 must be observed.
- m. Association easement is to be maintained by the owner in front and back of each unit. Plantings in the easement or on the fence are prohibited.
- n. Residents are encouraged to participate in the annual subdivision garage sale. The dates of the sale will be decided at the annual meeting.
- o. Garbage and recycling receptacles shall be kept in the garage except prior to scheduled pickup day and are to be returned to storage promptly after pickup.

5. ASSESSMENTS:

- a. Assessment for the Westbury Court Homeowners Association, Inc. per unit for 2025 is \$560.00 payable quarterly in January, April, July, and October in accordance with Article VIII Para. 8.7 of our bylaws. The 3rd quarter payment shall include an additional \$25.00 to cover the annual water backflow preventer maintenance inspection.
- b. Payment is due the first of each month and is considered late after the 15th. Late fees will be applied.
- c. The assessment fee includes: Spectrum Platinum Cable TV, 100 MHz high speed internet, maintenance of irrigation system, regular lawn maintenance, handyman services for common areas, and cabana cleaning, Association Liability insurance and use of common areas. If an owner elects an alternate cable service provider they shall continue to pay the full HOA assessment. For cable and internet connection the owner is responsible to contact Spectrum at 1-855-420-2572 or 941-748-1822, provide your service address and advise them that you are part of the Westbury Villas cable and internet agreement. The agreement includes access to all available channels and streaming service.
- d. Insurance Declaration: Effective immediately on the anniversary of your insurance policy renewal each owner will be required to submit proof of homeowners insurance in accordance with Article II Para 2.8 and Article IV Para. 4.5 of our bylaws. This will be accomplished by mailing the declaration page of your homeowner's policy to Westbury Court Homeowners Association, PO Box 10950, Bradenton, FL 34282.
- e. SECURITY & SAFETY: Westbury Court is a private street that does not have an outlet. It is the owner's option to purchase a home security device(s). Westbury Court is not responsible for the installation or fees associated with any home security systems.