



WELCOME TO SPRING WOODS!

We are happy that you have chosen Spring Woods as your home and hope you find this Welcome Package helpful as you settle in. Spring Woods is a deed-restricted subdivision, providing for a safe environment, protected property values, well-maintained amenities, and rules and regulations which promote a harmonious sense of community.

Spring Woods provides street lights as well as garbage, recycling, and horticulture pickup. New residents will need to contact Lee County Utilities for water service, FGUA for wastewater service, LCEC for electric service, and Comcast, Century Link, Dish Network, or Direct TV for telephone, internet and cable services. Information for these services providers follows on pages 2-6 of this Welcome Package.

The Spring Woods Swimming Pool, Basketball Court, Clubhouse, and Social Activities Committee are here for the entertainment and enjoyment of Spring Woods residents. The Social Activities Committee meets every month to plan community activities, including Coffee & Doughnuts, Pot Luck Dinners, Hot Dog Days, Bingo, Movie Night, Game Night, et cetera. Activities and Events are posted on the Community Bulletin Boards and all residents are welcome. Please see the Spring Woods Office for Swimming Pool keys and guest passes.

Spring Woods is a pet friendly community. As a courtesy to your new neighbors, and in accordance with county ordinances, pets must be on a leash and pet waste must be removed and properly disposed of. Please see pages 10 and 11 for further pet and animal services information.

The Spring Woods roadways have been designated for use by golf carts by the Lee County DOT; however, the operation of ATV's and 4-wheelers is PROHIBITED. NO vehicles are to be parked on lawns or on the street. Please see the Spring Woods Office for parking assignment in the Parking Compound for boats, trailers, and campers.

Thank you for taking the time to read this letter. We hope you find this Welcome Package helpful as you transition to your new home. Best wishes to you and your family and we hope you enjoy our Spring Woods Community.

Sincerely,

The Spring Woods Board of Directors



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WATER SERVICE

To establish water service with Lee County Utilities the following 3 items are needed:

1. Completed New Account Application.
2. Driver's license, State ID or Passport.
3. Proof of ownership* or lease/rental agreement.

*Proof of ownership can be purchase/sale agreement, settlement statement, or lot lease.

Lee County Utilities offers 3 methods to establish new service:

1. You are now able to download the LCU Service Request mobile app. Please visit your app store on your smart phone and download the LCU Service Request mobile appl. The mobile app will guide you through the process and you will receive an email confirmation that your application was received. All applications received through the mobile app will be processed the following business day.
2. You can download the forms from the Lee County Utilities website utilities@leegov.com, and email all of the required documentation to utilities@leegov.com.
3. You can go to the Lee County Utilities Office located at 7391 College Parkway and apply in person. To speed up the process, please print and fill out your application. Please remember to bring photo ID and proof of ownership/lease agreement.

Contact: Lee County Utilities
7391 College Parkway
Fort Myers, FL 33907
(239) 533-8845
<http://www.leegov.com/utilities/start>



WASTEWATER SERVICE

The current FGUA process to establish service involves several steps. These steps are necessary in order to ensure that a person who is establishing service has a right to be at the property requesting water or wastewater services. Please be sure to follow these steps in order to get service turned on quickly.

Step 1: Collect Documents – Gather the appropriate documents that you will need in order to establish service. Those documents include a government ID (driver's license, passport, military ID, or green card) and a copy of the property title, deed, lease agreement, or closing statement. In addition, you will need to know your social security number. Lastly, you will need to the mailing and billing addresses.

Step 2: Complete Application – Download and complete an application for service. This application can be found at: <https://www.fgua.com/docs/forms/FGUAServiceApplication.pdf>

Step 3: Send Application and Documents – Submit your application to the office that services your account. This information is listed on the application. Applications can be mailed, directly delivered, faxed, or emailed. Applications should include a copy of the attached documentation listed in Step 1. Applications without this documentation will not be processed.

Step 4: Make Payment – Upon receipt of your completed application and supporting documents, you will be asked to pay a security deposit and non-refundable connection fee. If there is an outstanding lien on the property, this will also need to be addressed before service can be established. This initial payment can be made via credit card over the telephone or in person.

Step 5: Receive Service – Customers who submitted their application, documentation, and payment as outlined should expect service on the date they requested on their application. In some instances, customers may submit their application, documentation and payment on the same day that they are requesting service.

Requests and payments received before 1 p.m. can expect same day service. Requests and payments received for same-day service between 1 p.m. and 5 p.m. will be subject to an after-hours fee. Requests and payments received after 5 p.m. will receive service on the following business day.

Contact: Florida Governmental Utility Authority (FGUA)
9841 Bernwood Place Drive, Suite 120
Fort Myers, FL 34966
(239) 543-2226
<https://www.fgua.com>



ELECTRIC SERVICE

Electric service is provided to Spring Woods residents through Lee County Electric Co-Operative (LCEC). To start electric service, call Monday through Friday, 7 a.m. – 6 p.m., with the following information:

- Name under which the account will be listed.
- Identification.
- Social security number or passport.
- Phone number.
- Address of service location to be connected.
- Date of service connection.
- Mailing address if different from physical location.
- If the meter to the existing service is off, a county inspection and/or fire inspection may be required before the meter is connected.

Contact: Lee County Electric Co-Operative (LCEC)
(239) 656-2300

TELEPHONE, INTERNET AND CABLE SERVICES

The following service providers serve the Spring Woods Community for telephone, internet, and cable services.

Contact: CenturyLink
(877) 862-9343

Comcast/Xfinity
1418 SE 10th Street
Cape Coral, FL 33990
(800) 266-2278

8061 Dani Drive, Suite 120
Fort Myers, FL 33966
(800) 266-2278

Dish Network
(855) 821-2849

Direct TV
(888) 795-9488



GARBAGE COLLECTION

Tuesday:	Recyclables
Wednesday:	Horticulture
Friday:	Garbage

Spring Woods provides waste collection service to all residents. All residential curbside services start at 6 a.m. Please make sure that all items for collection are placed curbside by 6 a.m. to avoid missing any of the collection vehicles. Do not put garbage, horticulture, or recyclables containers to the curb more than 24 hours before the scheduled pickup day. Remove empty containers within 48 hours of pickup, preferably the same day.

WastePro provides residential yard waste (horticulture) collection and disposal service for all trimmings (branches and limbs from trees and shrubs), grass clippings, fallen fruit, leaves, weeds and palm fronds generated from residential customers which have been properly contained (bagged or containerized less than 50 pounds) and placed curbside for collection.

Branches and limbs from trees and shrubs are to be cut in lengths no more than six feet long and tied up in bundles weighing no more than 50 pounds and no more than four inches in diameter.

Palm fronds do not need to be cut down, bundled or tied; you just need to make one single neat pile with nothing but palm fronds in the pile and a second neat pile with the rest of your yard waste that has been bundled and tied up.

Small clippings, weeds, grass clippings, et cetera, may be put in your own personal garbage can that is no more than 40 gallons in size, has a weatherproof lid and handles on both sides, or the brown paper or plastic lawn and leaf bags you can purchase from local stores. Each bag of yard waste set out for collection can weigh no more than 50 pounds in weight.

There is a charge for collection and disposal of land clearing debris. WastePro does not pickup from empty lots.

Contact:

WastePro USA
13110 Rickenbacker Parkway
Fort Myers, FL 33913
(239) 337-0800

Note: All regularly scheduled collections falling on a weekday holiday will be collected the following day.



STREET LIGHTS

Spring Woods provides street lights to promote security and increase the quality of life in our community, providing safety for drivers, riders, and pedestrians. Please contact the Spring Woods Office or LCEC for street light issues.

Provide the following information:

1. **Your contact information:**
 - a. First name.
 - b. Last name.
 - c. E-mail.
 - d. Daytime phone.
 - e. Service address = Spring Woods HOA, 2375 Zoysia Lane
 - f. City = North Fort Myers
2. **Location Description:** Median, front of property, rear of property, cul-de-sac, et cetera.
3. **Pole or transformer number:** This number is located on the pole. The light number should have alphabetic characters before and/or after it (example: S999XX). The transformer number should have a "T" in front of it (example: T999).
4. **Description of problem:**
 - a. Light out.
 - b. On and off intermittently.
 - c. On all the time.
 - d. Damaged.

Note: It takes 7-10 business days to repair the light. Please be patient. Call the Spring Woods office during office hours with the above information if you would like us to follow up on the issue. If calling after hours, please leave above information on voice mail message.

Contact: LCEC
(239) 656-2300

or

<https://www.lcec.net/mv-home/products-and-services/security-lighting/report-streetlight-outage>



COMMUNITY POSTAL BOXES AND MESSAGE CENTERS

Spring Woods Community Bulletin Boards are located at the mailbox area, at the Spring Woods Office, and at the Swimming Pool. The message centers are used by the Spring Woods Office and the Entertainment Committee to post upcoming events and important information. Residents may submit requests to the Spring Woods Office to post information, fliers, et cetera.

Spring Woods has recently replaced our mailboxes with new high-gauge aluminum with a durable powder coating to resist weather deterioration. NO STICKERS, DECALS OR MARKINGS of any kind are permitted, as this will damage the powder coating and void the warranty. Residents will be responsible for any damage caused to mailboxes. All repairs and replacements must be done by through the Spring Woods Office and MailboxesSWFL in order to keep our warranty intact.

Approximate replacement costs are as follows:

Door hinges	\$25
Key-and-lock kit	\$25
Mailbox Door	\$50
Parcel Doors	\$70-80
Parcel Lock Kit	\$50
Pedestals & Posts	\$200

SPRING WOODS SOCIAL ACTIVITIES COMMITTEE

The Spring Woods Social Activities Committee meets every month to plan community activities, including Coffee & Doughnuts, Pot Luck Dinners, Hot Dog Days, and Bingo, as well as Movie Nights, Family Game Night, and Sweating-to-the-Oldies. All events are posted on the Spring Woods Community Bulletin Boards and everybody is welcome. Please contact the Social Activities Committee Chairperson with suggestions, ideas for activities, or if you would like to join the committee.

Contact: THE OFFICE WILL LET YOU KNOW THE NEXT SATURDAY MEETING, PLEASE CALL IF INTERESTED

(239) 543-8172



ASSESSMENT COLLECTION POLICY

- Assessments may be scheduled monthly, quarterly, semiannually, or annually. Please see Assessment Schedule on the following page.
- Per Association documents, the Association does not send invoices and does not call homeowners regarding assessment fees. All regular monthly assessments are due the 1st day of each calendar month. Quarterly assessments are due on the 1st of January, April, July and October. Semiannual assessments are due on the 1st of January and July, with annual assessments due on January 1st.
- Interest on unpaid assessments will be automatically applied at the rate of 18% per annum for assessment fees not received by the 15th day of the month.
- Unpaid Assessment Notices will be sent out the 16th day of the month, the same month the payment is due. It is the responsibility of each homeowner to pay on a timely basis. The late fee charged at the legal limit does not cover the expense of processing and mailing late notices.
- If the delinquency reaches the 1st of the following month, it is necessary to place the account in the hands of the Association attorney for collection.
- If the homeowner still neglects to pay their assessment fee 45 days after the demand letter has been mailed, the Association attorney will place a lien on the property.
- The homeowner is responsible for all attorney fees.
- Once the attorney is involved, future payments will first be applied to attorney fees. Only after attorney fees have been paid will payments be applied to delinquent assessment fees.
- We cannot accept partial payments.
- Checks, cash, and money orders are accepted.
- CREDIT AND DEBIT CARDS ARE NOT ACCEPTED.
- A special assessment is due a maximum of 30 days of adoption by the association, unless other terms are specifically set by the Board of Directors.

Note: The Association may elect to deviate from the above policies in the case of extreme hardship or other circumstance deemed to be in the best interest of both parties.

SPRING WOODS

RESIDENCE ON SINGLE LOT

Monthly	\$55.88	<u>DUE</u>
Quarterly	\$167.64 (no discount)	1 st of the month, every month
Semiannually	\$325.23 (3% discount) (save \$10.05)	Jan 1 st , April 1 st , July 1 st , Oct 1 st
NO DISCOUNT AFTER 1 ST : \$335.28 AFTER 1ST		Jan 1 st , July 1 st
Annually	\$630.33 (6% discount) (save \$40.23)	Jan 1 st
\$670.56 DUE AFTER 1 ST OF JAN		

RESIDENCE ON DOUBLE LOT

Monthly	\$83.82	<u>DUE</u>
Quarterly	\$251.46 (no discount)	1 st of the month, every month
Semiannually	\$502.92 (3% discount) (save \$15.08)	Jan 1 st , April 1 st , July 1 st , Oct 1 st
NO DISCOUNT AFTER 1 ST : \$502.92		Jan 1 st , July 1 st
Annually	\$945.49 (6% discount) (save \$60.35)	JAN 1 ST
\$1,005.88 DUE AFTER 1ST		

SINGLE EMPTY LOT

Monthly	\$27.94	<u>DUE</u>
Quarterly	\$83.82 (no discount)	1 st of the month, every month
Semiannually	\$162.62 (3% discount) (save \$5.02)	Jan 1 st , April 1 st , July 1 st , Oct 1 st
Annually		Jan 1 st , July 1 st
\$315.17 (6% discount) (save \$20.11)		\$167.64 AFTER 1 ST
\$335.28 AFTER 1 ST Jan 1 st		

Interest on Unpaid Assessments

All assessments are due on the first of the month. Assessments not received by the 15th of the month will be considered delinquent and interest on unpaid assessments at the rate of 18% per annum will automatically be applied.

Note: The assessment levied by the Spring Woods Mobile Home Subdivision Homeowners Association, Inc., shall be used exclusively to promote the recreation, health, safety, and welfare of the residents and for improvement and maintenance of the common areas. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments the following: garbage, recycle, horticulture, street lights, pool, common areas, clubhouse, et cetera, as outlined in the Spring Woods Mobile Home Subdivision Homeowners Association, Inc., Declarations of Covenants, Conditions, Charges, Restrictions, and Reservations.



RESPONSIBLE PET OWNERSHIP

All Spring Woods residents are required to comply with the Spring Woods Governing Documents as well as Lee County Ordinances regarding responsible pet ownership. Please be a good neighbor, keep your pet on a leash and clean up after your pets.

Dog waste is an environmental pollutant: It is your responsibility to clean up after your pet every time they go to the bathroom. A single gram of dog waste can contain 23 million fecal coliform bacteria. There are several diseases that can be transmitted to dogs, cats, and people through feces, including salmonellosis, cryptosporidiosis, campylobacteriosis, giardia, roundworms, salmonella, E coli, parvovirus, and coronavirus. The eggs of parasites can linger in the soil for years. Anyone who comes into contact with that soil through gardening, playing, or walking barefoot, runs the risk of coming into contact with those eggs. Infections from these parasites cause fever, muscle aches, headache, vomiting and diarrhea in humans. In addition, flies will lay eggs in feces. These same flies will then come into your house and spread diseases as they pause on your counter and food.

Spring Woods Amendments 4 (e): In order to secure the proper development and to protect the property values in Spring Woods, it is not permitted to keep animals other than dogs or cats not to exceed two in number. Pets must be on a leash while outside the residence. Pets shall not be allowed in the Basketball Court area or Swimming Pool. Pets may be kept in a fenced area on the resident's lot, unless said pet becomes a nuisance by barking excessively, growling, et cetera.

Lee County Ordinance 14-04 (c): Supervision, Confinement, Caging, and Tethering: No person shall fasten, chain, tether, or otherwise tie an animal to any inanimate objects, such as trees, buildings, fences, posts or other stationary or highly immobile objects by means of rope, chain, cable, leash, lead, strap or other physical restraint for the purposes of restraining an animal.

Lee County Ordinance 14-04 (e): Prohibiting Animals From Running at Large: It is unlawful for a domestic animal to stray, run, go or roam at-large in or upon any public street, sidewalk, school grounds, in the area of school vehicles, beaches, parks, or the private properties of others without consent of the property owner. Any animal found in violation of this Section may be impounded immediately. Any person may seize an unrestrained animal, unattended animal, or animal at large on his or her property and surrender the animal within 24 hours to Animal Services for disposition. Any person seizing an unrestrained or animal at large must capture the animal in a safe and humane manner and may employ certain humane traps for such purpose.

The logo for 'Spring Woods' is centered at the top of the page. It consists of the words 'SPRING WOODS' in a serif font, with 'SPRING' in all caps and 'WOODS' in all caps. The letter 'S' in 'SPRING' is written in a large, elegant cursive script. The text is enclosed within a decorative border that is rectangular with rounded ends and a double-line outline.

SPRING WOODS



ANIMAL SERVICES



Lee County Domestic Animal Services
(239) 432-2083

- **Lost & Found Pet Center:** Open Monday through Saturday from 8 a.m. to 4 p.m. for owners to claim their lost pets and for the intake of stray pets found. For after-hours emergencies, call (239) 533-7387.
- **Pet Adoption Center:** Open Monday through Saturday from 10:30 a.m. to 3:30 p.m.
- **Veterinary Services & Pet Licensing Center:** Open Monday through Friday from 8 a.m. to 4 p.m. Provides medical care for all pets that enter our shelter as well as operates the Trap-Neuter-Return program for feral cats, sterilization of pets whose owners receive public assistance, and the sale of pet licenses.
- **Field Operations:** Handles all domestic animal-related incidents. Field Operations provides service 24 hours a day, seven days a week.



C.R.O.W – Clinic for the Rehabilitation of Wildlife
(239) 472-3644, ext 222

If you find an injured bird or other wildlife in need of help, please call CROW between the hours of 8 a.m. and 5 p.m., 7 days a week. If you are unable to bring the animal to CROW on Sanibel Island please refer to the drop-off location at Edison Park Animal, 2035 McGregor Blvd, Fort Myers, FL 33901, (239) 689-3525, Monday through Friday from 8 a.m. to 5 p.m., and Saturday from 8 a.m. to 2 p.m.

- **Turtles:** Keep in a box with a damp towel underneath them to provide some moisture. Do not put the turtle in water, and do not attempt to repair a broken shell.
- **Adult Birds:** Keep in a covered cardboard box with air holes and a towel at the bottom to stand on.
- **Baby Birds:** Do not feed baby birds. Wrap a hot water bottle in a towel and place next to the baby, or use a heating pad set on LOW wrapped in a towel underneath the box.
- **Baby Mammals:** Do not feed baby mammals. Wrap babies loosely in a blanket or towel and keep in a covered box with air holes. Use hot water bottle or heating pad as for baby birds.
- **Adult Mammals:** Do not feed. Keep in an escape-proof box with blanket or towel.

SPRING WOODS



LEE COUNTY SHERIFF'S OFFICE

North Fort Myers (239) 477-1810

Homeowners and residents are responsible for reporting matters directly to the Lee County Sheriff's Office. The officials will be better able to resolve the matter with firsthand information. You are welcome to inform the Spring Woods Office of any issues after first reporting to the authorities. You can remain anonymous. There is no requirement to give your name and address when making a call to the Sheriff's Office.

Noise Complaints: Report excessive, unnecessary and unreasonable levels of noise to the Sheriff's Office.

Suspicious Activity/Persons: Call the Sheriff's Office for suspicious activities or persons; strangers looking around neighbors' properties, the sound of breaking glass, persons peering into vehicles, apparent transactions conducted from a vehicle or street corner.

Suspected Drug Activity: Contact the Sheriff's Office for suspected drug activity, whether the problem is street sales, frequent traffic in and out of a residence at odd hours of the day, or if you witness obvious usage of illegal drugs. Report drug activity through:

- Crime Stoppers at 1 (800) 780-TIPS (8477). You can remain anonymous and be eligible for a reward.
- The Sheriff's Office at (239) 477-1810.
- The Narcotics Units at (239) 258-3802.

Domestic Disturbance: If your neighbors fight with each other a lot and you can hear it, there might be a problem, possibly a safety issue. If you have a reason to believe someone is at risk, please call the Sheriff's Office.

Child Abuse: Just as above, if you suspect children are in danger, call the Sheriff's Office. Do keep in mind that accusations of abuse are extremely serious and have dramatic consequences in families, even when the claim is unfounded. Calling the police for this reason is an extremely serious move, but if you truly suspect child abuse, make it.

Scam Letters, Phone Calls and e-mails: Contact the Fraud Line at (239) 258-3292 for assistance.



LEE COUNTY CODE ENFORCEMENT

Call Lee County Code Enforcement (239) 533-8895 for issues with overgrown lawns, trash and nuisance accumulation, inoperable, unlicensed, and abandoned vehicles, building without a permit, signs and road obstruction, illegal land use, building maintenance, unlicensed contractors. Lee County Code Enforcement does NOT handle barking, abused, stray or loose dogs, noise, debris in the right of way, or septic tank/well issues.

Nuisance Accumulation: Outside storage of unregistered vehicles, inoperable vehicles, indoor furniture, indoor appliances, plywood, unused building materials, paint, automotive parts, tires, shopping carts, and metal objects to be recycled or scraped. Pick up all trash and debris on your lawn. Anything you want to keep should be stored inside an enclosed structure (shed or garage). Bicycles, outdoor/patio furniture, grills, hoses, garden tools, and outdoor play equipment can be stored outside if they are in good condition. All garbage, trash, recyclables, and horticultural waste should be stored in containers until collection day.

Overgrown Lawn: Cut grass and weeds regularly. If the County has to mow your property, you could be billed \$180 or more. The County only mows vacant lots and vacant structures.

Property Maintenance: Repair any damaged, rotted, or deteriorated parts of homes and sheds. Leaking roofs, broken doors and windows, or deteriorated soffits and fascia boards are unacceptable.

Unsafe Buildings: Inoperable or unsafe structural, plumbing, and electrical systems must be repaired for the safety and wellbeing of the residents. Report unsafe buildings to the Building Department (239) 533-5499.

Permits: You need a permit to make structural, mechanical, plumbing, or electrical changes to your property. Permits are required for sheds, air conditioners, pools, decks, reroofs, window replacement, demolishing structures, and enclosing porches, screen rooms, and carports, and for repairs of more than 25%. Call (239) 826-2329 for permit information.

Fences: Fences and walls higher than 25 inches require a permit. Replacing a fence with different material or replacing more than 25% of an existing fence with the same material also requires a permit.

Farm Animals: Keeping chickens, goats, or other farm animals is not permitted. Pot belly pigs are allowed.

Note: Lee County Human Services may be able to help you make repairs to your home at no cost to you. Ask about Rehabilitation and Weatherization Programs (239) 533-7900, Monday-Friday.



SPRING WOODS CLUBHOUSE

The primary purpose of the Spring Woods Clubhouse is to provide social and recreational events for Spring Woods residents and their guests. In order to preserve the standards of our facility, the following rules have been established for the use of the Spring Woods Clubhouse:

- Proper attire is required; shirts, shoes, et cetera.
- Use of the clubhouse is restricted to residents at least 18 years of age.
- Minors under the age of 18 must be accompanied by an adult resident.
- Minors are not allowed in the kitchen area unless accompanied by an adult.
- Adult chaperones shall not be in charge of more than 3 children, unless all children are members of chaperone's immediate family.
- Adult chaperones are held solely responsible and accountable for the actions of the minor children.
- Treat the Clubhouse as you would your own home:
 - No running.
 - No skateboards, roller skates, or rollerblades.
 - No balls or bats.
 - No golf clubs.
 - No paintballs and/or paintball guns.
- Alcoholic beverages may be used in accordance with local and state laws.
- Smoking is not permitted in the Clubhouse.
- No pets will be allowed in the Clubhouse, except for guide/service animals.
- The Clubhouse belongs to the community. Please do your part to help keep it clean and safe.

POOL TABLE RULES

- Residents and guests must be 18 years of age to use the pool table.
- Do not remove billiard balls from the pool table.
- No jumping balls, or any other type of shot that could damage the pool table or equipment.
- When play is finished, return pool cues, clean area, and place empty cans/bottles to proper recycle bin.
- Absolutely no drinks sitting or leaning on pool table rails.



CLUBHOUSE RENTAL

The Clubhouse is available for rent to residents for special occasions; i.e., birthday parties, anniversary parties, et cetera. Business related rentals are not permitted. Please see Clubhouse Rental Information Sheet.

- Clubhouse rental fee:
 - Homeowners: \$75.00 deposit (\$50 is refundable after Board inspection).
 - TENANTS MUST HAVE WRITTEN OR ORAL PERMISSION FROM HOMEOWNER TO RENT CLUBHOUSE, AS THEY ARE RESPONSIBLE FOR YOU.
- Use of the Clubhouse must be coordinated with other scheduled activities.
- Proposed dates for events must first be cleared through the Social Activities Committee Chair and the Board to ensure there are no conflicts with already scheduled events.
- The Clubhouse must be reserved at least three weeks in advance.
- Groups up to 164 people.
- The Clubhouse is not available the second or fourth Saturdays of the month.
- The Clubhouse is not available Saturday evenings.
- Residents must be present at all times during the event.
- Alcohol can be served at your function; however the reserving resident is solely responsible for the actions of their guests.
- Alcoholic beverages may not be offered for sale at any event.
- Absolutely no alcohol is to be consumed by minors.
- No food or open beverage containers shall be left in the Clubhouse building or refrigerator overnight.
- The Clubhouse is to be properly cleaned following the event.
- Reserving party is responsible for any damages to Clubhouse, pool table, or equipment.

Please Note: Failure to respect the above Clubhouse rules shall result in loss of Clubhouse rights. A second violation within one year shall result in legal action to restrain Clubhouse rights. The resident shall be responsible for all court costs and attorney fees incurred by the Association.



CLUBHOUSE RENTAL INFORMATION

HOMEOWNERS

THE CLUBHOUSE MUST BE RESERVED AT LEAST THREE WEEKS IN ADVANCE.

DEPOSIT (CLEANING AND UTILITY) **\$75.00**

APPLIES TO NORMAL CLUBHOUSE HOURS

MAXIMUM OCCUPANCY: 164 PEOPLE

\$50 OF DEPOSIT IS REFUNDABLE
AFTER BOARD INSPECTION FOR CLEANING AND DAMAGE

HOMEOWNER IS RESPONSIBLE FOR ANY DAMAGES TO CLUBHOUSE, POOL TABLE,
EQUIPMENT, ET CETERA

Please Note: The Clubhouse is pre-reserved the following days/hours: Saturday Nights: Bingo @ 6:30 p.m. Second & Fourth Saturdays: Coffee & Doughnuts @ 9 a.m. Notices of Special Events, Pot Luck Dinners, Breakfasts, et cetera, are as scheduled and will be posted on the community bulletin board, near community postal boxes. All Spring Woods residents are welcome at these events.



SWIMMING POOL RULES

SWIM AT YOUR OWN RISK, NO LIFEGUARD ON DUTY

CALL 911 FOR EMERGENCIES

Swimming Pool Compound is under 24-hour video surveillance

Maximum Capacity: 28

- HOURS: 9 a.m. – 9 p.m. (or dusk, whichever comes first) daily. All residents and guests must exit the swimming pool compound immediately at the first sign of rain, thunder, and/or lightening. The Board has the right and responsibility to close the pool at their discretion.
- All residents must be pre-registered with the Spring Woods Office.
- All Assessment Fees must be current with no outstanding balance.
- All children under the age of 18 must have a photo ID.
- GUESTS: Each resident is allowed 4 guest passes per month. All guests will be required to have passes while inside the swimming pool compound.
- Photo IDs and passes must be presented upon request to Spring Woods Office, Board, and homeowners. Those without proper ID and/or pass will be asked to leave the swimming pool area. The Lee County Sheriff's Office will be called for refusal to leave and will be charged with trespassing.
- You may not loan your pool passes, keys or IDs to others.
- Do NOT open the gate for another resident or guest without a key.
- Make sure gate closes securely upon entering and leaving the swimming pool compound.
- All swimmers must shower before entering pool.
- Suntan oil is prohibited in the swimming pool.
- FAMILY APPROPRIATE SWIMWEAR:
 - No denim jeans or cutoffs are to be worn, as the strings get caught in the pool filter.
 - Men: Swim suits or hemmed shorts. NO THONGS.



- Women: Swim suits or hemmed shorts. NO BRAS or THONGS.
- Children: NO DIAPERS. Protective swim diapers only.

SWIMMING POOL RULES CONTINUED

- Residents will be held responsible for cost of pool decontamination of feces, urine, or open wounds, per Lee County Health Department.
- NO SMOKING IN THE POOL OR ON THE DECK. Smoking is permitted under the covered pool deck. Dispose of cigarettes in proper receptacles. Do not extinguish cigarettes on pool deck or in the grass. Residents will be held responsible for cigarette damage.
- NO FOUL, ABUSIVE, LOUD, OR THREATENING LANGUAGE. This will be grounds for suspension or expulsion from the Swimming Pool Compound.
- NO ALCOHOL, DRUGS, OR INTOXICATION.
- NO IMMORAL BEHAVIOR.
- NO SKATEBOARDS, ROLLERBLADEES, OR BICYCLES in the swimming pool compound.
- NO HORSEPLAY, DIVING, JUMPING, RUNNING, or TOSSING/FLIPPING anyone into the pool.
- NO TOYS, INNERTUBES, RAFTS, SURFBOARDS, BOATS, or BABY POOLS.
- NO LOUD MUSIC.
- NO VANDALISM OR DESTRUCTION OF PROPERTY.
- If pool is at capacity, homeowners have the first right to the pool, tenants second, and guests third. In the event the swimming pool is at capacity, the last guest entering shall be the first asked to leave.
- FOOD AND BEVERAGES
 - Permitted only under the covered pool deck area.
 - Must be in unbreakable containers. NO GLASS CONTAINERS OR BOTTLES.
 - Dispose of cans and plastic containers in the recyclables bin (not garbage can).
 - Dispose of Styrofoam containers in the garbage can (not the recyclables bin).
 - NO CHEWING GUM PERMITTED IN THE SWIMMING POOL COMPOUND.
- PETS are not permitted in the swimming pool compound, per the Lee County Health Department.

SWIMMING POOL RULES CONTINUED

SPRING WOODS

- **POOL FURNITURE:** Picnic tables are provided under the covered pool deck area. Do not move or sit on the tables. You may bring your own pool chairs and take them with you when exiting the swimming pool compound.
- **KEYS:** The 1st key requires a \$20 deposit. A replacement key will require a \$30 deposit. Additional replacement keys will require a \$50 deposit. Tenants shall receive keys with landlord permission. **NO SHARING OF KEYS.** Any lost or stolen key must be reported immediately to the Spring Woods Office. Duplicated or loaned keys will be confiscated and owner of said key shall be suspended from the swimming pool for one month.
- **VIOLATIONS:** A first-offense violation of the Spring Woods Swimming Pools Rules will result in loss of swimming pool and common area privileges for one month, second-offense, two months. Residents may request a hearing with the Violations Committee to contest suspension of common area privileges. Parent/legal guardian must be present for minors.
- **TRESPASSING:** Any person found in the swimming pool compound after hours will lose swimming pool and common area privileges for three months, with a second-offense violation resulting in a six-month suspension. All trespassers will be prosecuted to the full extent of the law.

NOTE: The Spring Woods Mobile Home Subdivision Homeowners' Association, Inc., will not be held liable for any injuries or lost or stolen property by users of the swimming pool compound.



BASKETBALL COURT RULES

- The Spring Woods basketball court is for the use of Spring Woods residents and their guests.
- The basketball court is open from 9 a.m. until 9 p.m. (or dusk, whichever comes first).
- Guests under the age of 18 must be accompanied by an adult resident of Spring Woods.
- Residents are responsible for the conduct of their guests.
- Glass containers are not permitted in the basketball court area.
- Alcohol is not permitted in the basketball court area.
- Skateboards, bicycles, roller skates, rollerblades, scooters, or vehicles of any type are NOT permitted in the basketball court area.
- It is the responsibility of the resident to leave the area clean and orderly.
- Violators of the above rules are subject to suspension of all privileges, including the use of the Spring Woods Swimming Pool, Clubhouse, and Common Areas.
- Offenders will be responsible for reimbursement of expenses incurred by enforcing these rules; i.e., legal costs, attorney fees, court costs.

NOTICE: Use the Basketball Court at your own risk. Spring Woods Mobile Home Subdivision Home Owners Association, Inc., assumes no liability for loss or personal injury resulting from use of the Basketball Court.



PARKING COMPOUND RULES

- NO ADMITTANCE DUSK – DAWN (exception shall be made in case of emergency).
- The Spring Woods Compound is for storage of vehicles described as cars, light trucks, pick-up trucks, vans, boats on trailers, empty boat trailers, recreational vehicles, motor homes, campers. Four-wheelers, all-terrain vehicles, and jet skis may be parked if on appropriate trailer.
- Any vehicle parked in the Spring Woods Compound must have a current tag/registration. The tag does not have to be on the vehicle, but a copy must be filed with the Spring Woods Mobile Home Subdivision Homeowners Association.
- All vehicles must be registered with the Spring Woods Mobile Home Subdivision Homeowners Association. You must notify the office of any vehicle change and supply a copy of the current license/registration. Failure to do so may result in the owner being asked to remove the vehicle from the compound.
- NO COMMERCIAL VEHICLES, TRUCKS, TRAILERS, CONSTRUCTION EQUIPMENT, OR NON-VEHICLE ITEMS ON TRAILERS OR ON THE GROUND.
- Storage of building materials, et cetera will not be permitted, NO EXCEPTIONS.
- No homemade vehicles or other equipment is permitted, unless duly licensed by the State of Florida. Must be a vehicle.
- Any vehicle parked in the compound must not be a danger to anyone.
- May not store any hazardous chemical.
- Must not have LP gas that is not in approved location on vehicle/trailer.
- No wrecked vehicles or trailers.
- Boats not on trailers must be blocked properly.
- Only minor repairs allowed in compound (tire change, loading/unloading supplies).
- No motor work or major altercations.
- Dismantling of vehicle will not be permitted.
- All units must be mobile, able to be driven or pulled from and into the storage compound.
- Flat tires must be inflated in good repair on all stored units.



PARKING COMPOUND REQUIREMENTS

- Parking will be assigned by Spring Woods Office.
- One space will be assigned per homeowner.
- Extra spaces may be assigned, subject to availability and change in assignment.
- Any vehicle not parked in assigned space will be removed at owner's expense.
- NO EXCEPTIONS.
- All vehicles must be parked two feet from the fence to allow for lawn care.
- Storage is limited to owner/tenants in good standing with Spring Woods Mobile Home Subdivision Homeowners Association, Inc., with regards to violations and assessment fees. Any homeowner/tenant with assessments 60 days or more in arrears are not eligible to use the Spring Woods Storage Compound. If resident with violations or arrears already has a vehicle parked in the compound, they may, at the Board's discretion, be asked to remove the vehicle. If removal of vehicle is necessary, and homeowner/tenant does not comply, the vehicle will be towed at the expense of the homeowner/tenant. Vehicles moved from the compound shall not be parked at the residence.

COMPOUND KEYS

- A refundable key deposit in the amount of \$10 is required from each resident assigned a spot in the Spring Woods Storage Compound.
- The assigned key is for the exclusive use of the resident and may not be duplicated or loaned to any other individual.
- The Spring Woods Storage Compound gate must be securely locked upon exiting.

SECURITY

The Spring Woods Storage Compound is a locked, secured area. Use of the Spring Woods Storage Compound is at your own risk. The Spring Woods Mobile Home Subdivision Homeowners Association, Inc., will not be responsible for damage or loss to any property or contents thereof stored in the facility or on the grounds.

Note: The above rules are subject to change as deemed necessary by the Spring Woods Mobile Home Subdivision Homeowners Association, Inc., Board of Directors.



IMPORTANT TELEPHONE NUMBERS

Child Abuse Hotline
(800) 962-2873

Poison Control
(239) 334-5286

Crime Stoppers Hotline
(800) 780-8477

Lee County Citizens Dispute
(239) 533-2885

Lee County Sheriff's Office
(239) 477-1810

Lee County Clerk of Courts
(239) 533-5000

Fire Department
(239) 997-8654

Lee County Health Department
(239) 656-2561

United States Postal Service
(800) 275-8777

Lee County Parks & Recreation
(239) 533-7275

Cape Coral Hospital
(239) 574-2323

Lee County School District
(239) 334-0211

Lee Memorial Hospital
(239) 332-1111

School Transportation
(239) 334-0211

LeeTran
(239) 533-8726