

Westfield of Vero HOA, Inc.

Rules and Regulations

2021

(All prior dated and undated versions are void)

Welcome to our Westfield Community. We hope that you will be happy living here.

The Westfield Homeowners Association Board in no way wishes to inhibit you from making your home as comfortable as possible, however, since we are an HOA under Florida Law, we are required to develop rules, regulations, and standards to which all homeowners must abide by. These rules, regulations and standards have been developed over a period of time based on real situations.

You live in a Deed Restricted Community and are also responsible for understanding and complying with the documents of the Homeowners Association. If you need clarification, feel free to contact any member of the HOA Board or Architectural Review Committee.

Bill Rooney, President

Management Company Contacts



1209 US Highway 1
Sebastian, FL. 32958
Office - 772-589-7777
Fax – 772-388-1227

Association CAM Manager

Hope Woodin 772-234-9935
Hope.woodin@cbparadise.com

CAM Administrative Assistant

Kelly Grebe 772-388-6376
Kelly.grebe@cbparadise.com

Bookkeeping Department – 772-388-6364

Westfield of Vero HOA, Inc.

Point of Contacts

Bill Rooney, President

8172 Westfield Circle, PH: 772-567-7521

Email: Golferbr38@yahoo.com

Pat Spradling, Vice President

8174 Westfield Circle, PH 772-979-3443

Email: pspradling8060@aol.com

Mary Ann Sennett, Treasurer

8074 Westfield Circle, PH 516-528-1849

Email: maryannsennett@gmail.com

Saranne Lowther, Secretary

8109 Westfield Circle, PH 772-643-8410

Email: essisk10@gmail.com

Joel Goldman, Director

8091 Westfield Circle, PH 772-257-5192

Email: jmg3447@comcast.net

Architectural Review Committee

Pat Spradling, ARC Chairman

8174 Westfield Circle, PH 772-979-3443

Email: pspradling8060@aol.com

Patricia Holycross, ARC Member

8158 Westfield Circle, PH: 772-770-1547

Email: trish.holycross@sbcglobal.net

Mary Ann Sennett, ARC Member

8074 Westfield Circle

Email: maryannsennett@gmail.com

Joyce Goldman, ARC Member

8091 Westfield Circle

Email: jlj3233@comcast.net

Connie Kacerguis, ARC Member

8077 Westfield Circle

Email: conkarce811@att.net

Westfield of Vero HOA, Inc.

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Resident Handbook

Request for Architectural Approval (ARC)

An Architectural Review Application is attached and is also available on the Westfield of Vero Website.

You may also contact Paradise Association Management at kelly.grebe@cbparadise.com or (772) 388-6376.

Please submit your completed ARC application form with a check for \$25.00 (per application) Please make check payable to Westfield of Vero HOA, Inc.

And any plans, surveys, drawings, specs, specific landscaping details. Anything related to your request. Submitting all the necessary paperwork will prevent delays in approval.

Please submit all the above to:

Paradise Association Management
1209 U.S. Highway 1
Sebastian, Fl. 32958

Attn. Kelly Grebe

Architectural Standards

NOTE: All architectural changes to a home, including those listed below, must be approved by the Architectural Review Committee. Applications/ plans may not be approved for aesthetic reasons determined by the committee.

1. White aluminum gutters around the eaves of homes.
2. Front screen/storm doors.
3. Bronze/brown or white pool enclosures.
4. Lanai's may be screened.
5. Glass or vinyl windows may be installed inside of lanai screens.
6. Backyard fences and gates may be installed around owner's property as per the following:
 - Outside Lots: 6 foot white vinyl panel fencing.
 - Lakeside lots: 4 foot black metal fencing resembling wrought iron.
7. Trash / Recycling Pad and shrubs, per approved diagram.
8. Driveways may be stained. The **ONLY** approved color and product is H&C Solvent Based Solid Color "Colortop" Stain, Color HC156, Hint of Gray. This is available at Sherwin-Williams. (an ARC application is required for approval, However the \$25.00 is waived)

WESTFIELD HOMEOWNERS' ASSOCIATION

Application for Architectural Review

Homeowner _____ Phone _____

Address _____ Email _____

Proposed date of project _____ Proposed completion date _____

Please submit this application and your plans with the required \$25.00 application fee to

Westfield of Vero, HOA
C/O Paradise Association Management
1209 U.S. Highway #1
Sebastian, Florida 32958
Attn: Kelly Grebe

A sketch, plan, Drawing, photo or sample MUST be attached to this form showing the proposed modification. These shall include landscaping plans, fence plans, paint colors, materials and sizes. Please refer to Articles of the Association Documents and Westfield Homeowners Association, Inc. Architectural Guidelines.

As owner of the above property, I/We submit the following for consideration & approval of the ARC Committee.

Project Description

If this application is approved, I accept full responsibility for any actions of the vendor or contractor or their employees for any damage or alteration which may occur to WFV common areas or any other property in WFV as a result of this project and agree to replace or restore such damaged property to its original condition. I further agree that I will be responsible to obtain all appropriate permits, licenses or insurance as may be required by City, County or State agencies prior to commencement of this project. **I WILL PROVIDE A COPY OF ALL REQUIRED PERMITS TO THE MANAGEMENT COMPANY PRIOR TO THE COMMENCEMENT OF ANY WORK. I WILL ALSO NOTIFY THE MANAGEMENT COMPANY IN WRITING WHEN THE WORK IS COMPLETED, FOR ARC INSPECTION.** I further understand and agree that the maintenance of all additional landscaping including trees, shrubs and hedges is my responsibility as the homeowner.

Owner's Signature: _____ Date: _____

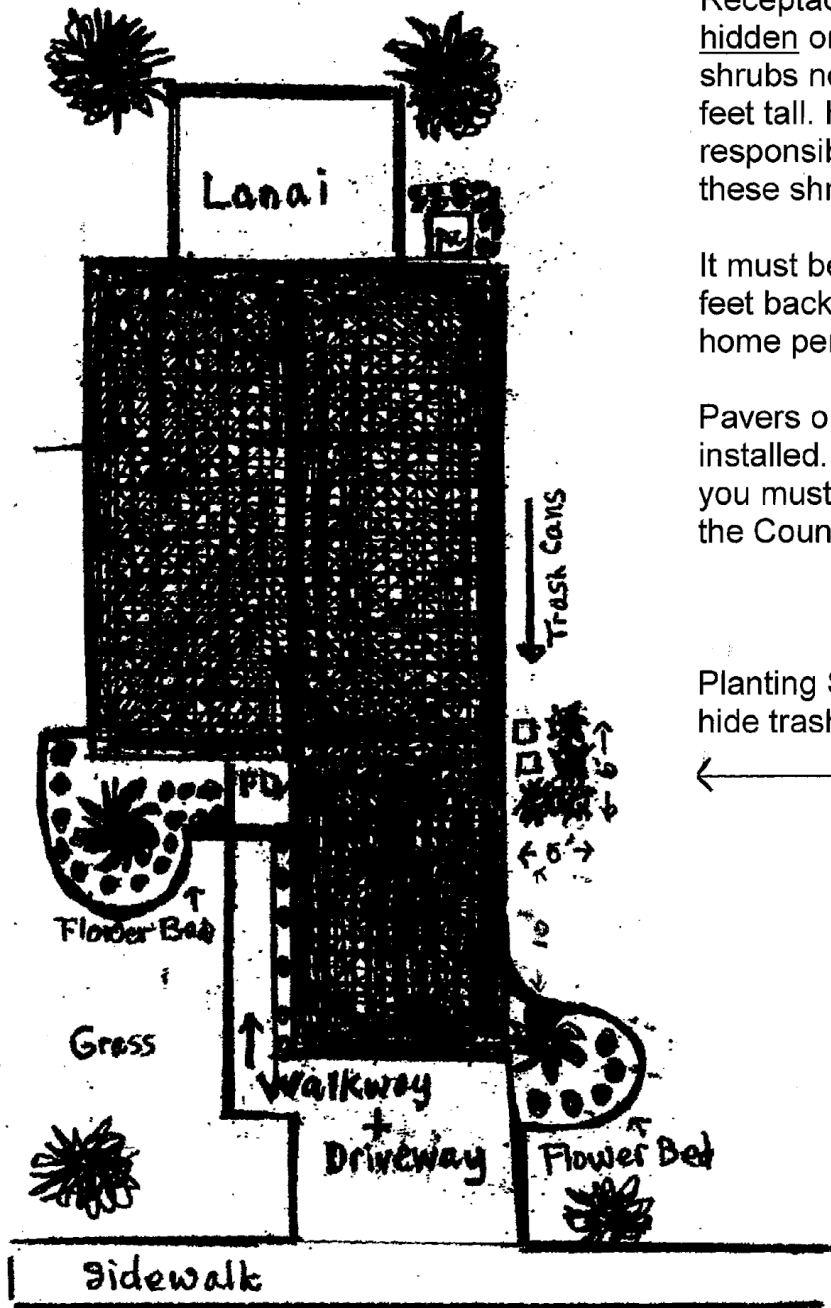
All approved work must be completed **within six (6) months.** Requests for additional time will be considered, if necessary.

Date Received by Management Company: _____

Prepared by Kelly Grebe
Paradise Association Management

WESTFIELD OF VERO HOMEOWNERS ASSOCIATION, INC.

Birds Eye View of Approved Trash / Recycling Area

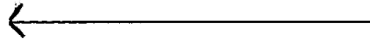


Receptacles must be hidden on two sides with shrubs no higher than four (4) feet tall. Homeowners are responsible to maintain these shrubs.

It must be at least ten (10) feet back from the front of the home per the documents.

Pavers or brick pad may be installed. If cement is used, you must obtain a permit from the County.

Planting Sample (L shaped to hide trash cans)



An ARC application must be submitted to the Architectural Review Board showing placement and materials used and approved for this addition/change to the property.

Rules and Regulations

1. Speed limit is 15 MPH.
2. No parking on lawns or empty lots.
3. No vehicles parked on the street may block residential mailboxes.
4. No overnight parking in the street from 9:00PM to 6:00AM.
5. No garbage is to be put at the street for pickup before 6:00 PM the day before collection. Bagged garbage may be put out at the street after 6:00 AM of the day of collection.
6. No swimming, wading, boating, or fishing in the lake.
7. No camper trailers or other mobile homes may be parked in Westfield for more than one day. (Please notify a Board Member)
8. Except inside a fenced yard, ALL pets must be on a leash whenever off homeowner's property. Pet waste must be picked up and disposed of immediately.
9. In situations where homeowners have several visitors, all guests should park on the same side of the street to allow for emergency vehicles to pass.
10. Each homeowner who plans to be absent from his/her home during the hurricane season and homeowners in residence when a hurricane watch is issued must remove all grills, furniture, potted plants and other movable objects from their yards and porches.
11. No driveways may be painted or otherwise covered **except as noted in #8 of ARCHITECTURAL STANDARDS.**
12. No piers or other structures may be erected by the lake.
13. Small patios by lanai may be installed with proper ARC approval & permits.
14. Minor landscaping changes to enhance properties is permitted without approval of the Architectural Review Committee (ARC). **This would only include decorative plants.**
15. Major landscaping changes may not be done without prior approval of the ARC.

16. No outside storage facilities or other structures on lakeside properties.
Homes not on the lakeside may have storage structures ONLY if their backyard is fenced in and the structure cannot be visible from Westfield Circle or Westfield Court.
17. Other than propane tanks for grills, no propane gas tanks may be installed *above* ground. Tanks for whole house emergency generators and heating of swimming pools may be installed underground if they meet Indian River County specifications.
18. Homes should be inspected annually to check for mildew. If mildew is detected, homeowners must arrange for power washing to eliminate the mildew.
19. Potted plants must be in decorative pots, not shipping containers.
20. Fruit and citrus trees of any kind are not permitted.
AMENDED No orange, grapefruit or lime trees are permitted.
21. Remote Controlled Aircraft (drones) are NOT permitted in the community.
22. Watering is not permitted on Mondays!!!!
23. Community Garage Sale once a year in October.
24. In-home business are subject to Chapter 912.05(6), Land Development Regulations of Indian River County, Florida, which requires a Home Occupation Permit and prohibits customer/clients from going to homes in a Residential Neighborhood.

NOTE: All additions or changes to the structure or color of homes and property must be submitted to the ARC for approval before work is to begin. All projects requiring a county permit cannot begin until such permits have been issue

Hurricane Shutters

- (1) Hurricane Season is from June 1st through November 30th.
- (2) Hurricane shutters shall only be put up two weeks prior to or during a hurricane alert.
- (3) Hurricane shutters should be removed within two weeks after a hurricane has passed, unless weather forecasters are predicting further hurricane activity for our area in the near future.
- (4) Homeowners who will be leaving during the Hurricane Season must make prior arrangements with a caretaker to install and remove their hurricane shutters at the prescribed times.
- (5) Homeowners should also remove all lawn furniture and ornaments which could become dangerous missiles during a strong storm.





Community Website

Please follow these instructions to set up your owner account.

Go to: <https://cbp.cincwebaxis.com/>

1. Click "Register" in the blue box on the upper right side.
2. Scroll down to "Login Registration" Fill in the required fields marked by *
3. Opt in or out for the directory. NOTE: The Directory is password protected and will only be viewable by other Westfield Owners.
4. When completed click register.

Within 24 hours you will receive an email to set up a password for your account.
The wait is necessary as we verify you as an owner.

Once Verified, you can log back in to set up your password.

Public documents are visible without logging in however any community information is password protected. Once logged in you can pay assessments, view the directory, access applications and forms, view financials, meeting minutes, calendar of events, place work orders and more.

Stay up to date on everything in your community and register today.

Westfield of Vero Homeowners Association

GATE REMOTE REQUEST

1. Homeowner Name for Directory board at Gate:

2. Address: _____
3. Phone Number: _____
4. Please pick a 4 digit pin code for the gate. _____
5. Remotes are \$50 each. How many do you need? _____
6. Please make check payable to Westfield of Vero and mail to:

Westfield of Vero Homeowners Association
c/o Paradise Association Management
1209 U.S. Highway #1
Sebastian, FL. 32958

Attn: Kelly Grebe

Westfield of Vero HOA, Inc.

Gate Key Request Form

Date _____

Name _____ Address _____

Phone # _____ # Keys _____

Cost per Key \$ 5.00

**Send Payment to: Westfield of Vero, HOA
 Attn: Kelly Grebe
 c/o Paradise Association Management
 1209 US Highway 1
 Sebastian, FL. 32958**

Paid By: Check # _____ (NO CASH)

Key Issued by: _____ Date _____

Westfield of Vero Pet Reminders



Just a few reminders so we can all work together to keep our pet and owners safe.

Pets at large - it is unlawful to allow pets to run at large (off the property of the owner or not under control of a competent person). This includes all dogs and cats.

Chapter 302, State Law reference— F.S. § 943.10.

Leash: A cord, rope, or chain which holds an animal under restraint and is not more than six (6) feet in length.

Citations - the Animal Control Division can issue citations to those violating county animal control regulations. The citations, however, are for civil infractions, not criminal.

If you would like to file a complaint, please call

Indian River Animal Control at 772-226-3485 or you can fill out an

Online Complaint form: www.animalservicerequest.com

Dogs are a wonderful addition to our homes but pet owners must abide by certain rules when out and about in our community:

What can you do? Sidewalks and common areas in Westfield belong to everyone. Walking your dog(s) in the street at curb level reduces the chances your pet will accidentally go on a neighbor's lawn. Did you know that pet urine kills the grass creating dead patches?

Picking up after your dog(s) is just one of the many responsible acts of being a good dog owner and good neighbor. The simple act of picking up after your pet can make a positive impact in the appearance and health of our development and water quality. The next time you take your leashed pet(s) on a walk, please take a plastic bag with you to remove the waste: your neighbors will thank you!



