

RULES AND REGULATIONS
OF THE WESTCHESTER HOMEOWNERS ASSOCIATION

EFFECTIVE MARCH 5, 1996

1. No permanently affixed basketball goals will be permitted.
2. No clotheslines may be hung outside the house which clotheslines would be visible from either the common areas or from any lot or house.
3. All fences must be maintained in good and attractive condition. For those fences shared by adjoining lot owners, the owner of the lot facing the side of the fence from which the nails were originally inserted shall be responsible for replacing fenceposts, unless the fencepost was damaged by the actions of another lot owner or his/her tenants or guests. In that event, that lot owner will be responsible for replacing the damaged fenceposts. In any event, each lot owner shall be responsible for staining that portion of the fence facing his/her lot.
4. All driveways must be maintained in good condition and must not be painted. Any driveways with substantial discoloration or substantial cracking, as determined by the reasonable judgment of the Board of Directors, shall be cleaned/repaired/replaced.
5. Any violations of these rules and regulations, or any amendments to these rules and regulations, will be subject to the enforcement procedures described in Florida Statutes, Sections 617.301-617.312, and the Declaration of Covenants and Restrictions for Westchester at Metrowest, and all amendments thereto. This includes the right to assess fines against lot owners violate these rules and regulations and to file suit to compel the enforcement of these rules and regulations.

**WESTCHESTER BOARD OF
DIRECTORS**