

2026
WINDHOVER CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

Failure to follow the rules will result in violation notices and fines.

VERSION R Windhover offers those choosing the condominium lifestyle many benefits but requires certain responsibilities. The most important responsibility is to remember to choose to adapt our personal lifestyles and preferences to fit within the Rules and Regulations and to be considerate of our neighbors.

The Board of Directors of Windhover Condominiums have approved and enacted the following rules as their responsibility to govern the affairs of Windhover. So let us all live and conduct ourselves by the Golden Rule keeping in mind that we are 340 families living in close proximity of each other. Therefore to be considerate of each other is the only way to have peace and tranquility as we live together in one beautiful community.

Under the condominium documents of Windhover Association, Inc. ("Association"), the Board of Directors ("Board") has the responsibility and authority for the operation of the Association, the physical property, and for the establishment and enforcement of Rules and Regulations ("Rules"). Recorded in 1973 at Orange County.

The following rules and regulations preserve our property values and are intended to provide safety, harmony and congeniality for all Windhover Condominium residents. These rules may be modified by the board from time to time as needed. Any consent or approval given by the Association under these Rules shall be revocable at any time. These Rules shall apply to, and be binding upon all unit owners, family members, guests, tenants, and any other persons invited on Windhover property by owner or tenant.

General Rules: *The Association is not liable for any injury or damage due to the failure to comply with these rules.*

1. All unit sales and rentals require prior approval from the Association and members of the Board. Required forms for sales and rental are available online WindhoverAssociation.com, contact management with any questions.
2. "It is intended by all concerned that Windhover shall be a family-oriented community, not a tourist resort."
3. Each of the Units has been designed for two (2) residents per bedroom and shall be restricted as such.
4. Owners must provide their mailing address if different than owner unit address, email and emergency contact phone number for themselves, their tenants and agents.
5. The lease period is a MINIMUM of 7 months and requires the Board of Director's approval.
6. In violation of the City of Orlando home sharing regulations (Ord. No. 2018-7) short-term rentals or vacation rentals or AIRBNB's or VRBO, etc. are prohibited at Windhover Association. Short term rentals and/or vacation rentals are in violation of Condominium documents and City and County Ordinances.
7. Unit owners are legally and financially responsible for their actions as well as all damage to all Common Elements, Limited Common elements, or units caused by themselves, their family members, guests, tenants and other people invited to Windhover property.
8. Residents and owners are not allowed to make any internal structural alterations to their unit which includes all interior walls and load bearing walls within the Unit or any other Windhover property. Alterations require board approval in writing from the Association. If any alteration is made without approval or a denial is ignored, such alteration must be restored and the area brought back to original form at the Owners expense.
9. The exterior of the building or area shall not have any modifications, including but not limited to patios that are screened or unscreened, yards, balconies, porches and pavers, etc. The Owner is responsible to keep these items in good condition, including their screens. Any alterations to these exterior areas must be reversed and restored back to original form at the Owners expense.
10. Board approval is required by the Owner for planting around unit, gutters and solar film which are all owner responsibilities.
11. Screen/storm door purchases must be Association approved model # to keep uniformity. Ask manager.

12. Porch light purchases must be Association approved model # to keep uniformity. Ask manager.
13. Common and Limited Common Elements shall not be littered, defaced, or misused in any manner. Including, but not limited to smoke butts, wrapper debris, pet feces, etc.
14. Satellite dishes and antennas must be free standing on the ground in the rear of the unit. It cannot be attached to the exterior of the building, roofs, stairways, railings, patios, or fences. Before installation, management must be notified for approval.
15. In the case of Emergency, Agents of the Association, or any authorized contractor or worker may enter a unit at any time while the unit is unoccupied or when the occupant is not home. They may also enter by appointment at a reasonable time for routine maintenance or repair of the Common element or Limited Common elements.
16. Licensed Contractors & Vendor Liability: To protect the safety and integrity of the community, the Association strongly advises Owners to utilize vendors who are actively licensed and insured in the State of Florida for all work involving licensed trades, including but not limited to plumbing, electrical, and HVAC repairs. Owners assume full liability for any damage to their unit, adjacent units, or Common Elements resulting from work performed by unlicensed or uninsured individuals. Furthermore, to comply with Florida Statutes and insurance requirements, the Association will strictly deny any reimbursement requests for emergency repairs or maintenance—even those deemed an Association responsibility—if the work was performed by a vendor who does not hold the requisite professional licenses and insurance.
17. Water Leak Responsibility: Unit Owners are responsible for the maintenance of all unit-exclusive plumbing and fixtures, including but not limited to water heaters, AC units, utilities, piping, and supply lines. In the event of a leak, the Owner must know the location of their water shut-off valve and immediately mitigate damages by shutting off the water source. Owners are liable for any damage to their unit, adjacent units, or Common Elements due to failure of these systems or any associated leaks.
18. Plumbing Repairs & Vendors: Owners are responsible for shutting off the water valve to their unit during a plumbing emergency. While the Association does not endorse specific providers, Owners may contact Management via the standard office phone number or email to request a list of vendors frequently seen working in the community, such as plumbers. It is required that a licensed plumber be used for all plumbing work. It is the Owner's responsibility to assess whether water mitigation is required and to determine if repairs should be coordinated with their insurance provider.
19. Maintenance Requests: Common Area maintenance requests must be submitted to Management via the resident portal. Please contact Management for portal access information, work order submission instructions, or other maintenance-related inquiries. Owners and tenants are prohibited from directly requesting Association Board, Management, Employees, vendors, or contractors to perform private business or favors.
20. Signage, posters, cardboard, notices or advertisements of any type must be approved by management and are not permitted to be erected or attached to any building or unit, except for one (1) PROFESSIONAL "For Sale" or "For Lease" to be placed in the front window and/or rear window of a unit. No handmade signs are permitted. No owner or tenant is permitted to put their name on the building or mailboxes. Missing pet signs with a date may be posted on the side or back of mailboxes for one week. No other signage on mailboxes.
21. Exterior Appearance & Visual Standards: To maintain the community aesthetic, any personal articles kept on patios, balconies, sheds, windowsills, as well as items visible through windows, must be kept orderly, uncluttered, and substantially concealed from view. The Board of Directors, in collaboration with Management, reserves the discretion to determine reasonable parameters for neatness. If an Owner is notified by Management that items require attention, the Owner shall respond and take corrective action immediately. Window treatments, blinds, curtain backings facing the outside must be only neutral tones in good condition and properly hung. Sheets, flags, banners, posters, towels, colorful prints or other improper materials, etc. are prohibited. Damaged coverings and screens must be repaired or replaced immediately. Holiday decorations must be removed within 2 weeks after the end date of the holiday. No decals or ornaments are to be placed in a window area. Window glass must be kept clean. Hurricane tape, sandbags, and other items must be removed within two weeks after the storm. Window boards are prohibited due to damage to building or frame.

22. The United States flag is allowed. Per Section 718.113(4), Florida Statute, which allows owners to display the following: One portable, removable United States flag, in a respectful way, on Armed Forces, Memorial, Flag, Independence, Patriot and Veterans Days. May also display in a respectable way portable, removable military flags not larger than 4.5 feet by 6 feet that represent the US Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
23. Fire Code & Emergency Access: In accordance with Fire Code, all unit walkways, windows, doors, patios, balconies, and porches must remain clean, neat, clear, and unobstructed to allow for easy emergency access. Items kept outside the units in sheds must not impede access or contain any hazardous material. No article shall be suspended outside the building or unit or stored on windowsills. No holes are permitted in any part of the exterior building or stairs to hang any items such as plants or decorations. etc. Patios may have appropriate matching patio furniture kept in good condition. Patios, sheds and porches are not to be hoarded or used as storage for motorcycles, bikes, toys etc. Any plants kept on patios or screened porches; front or back balconies must have a container underneath to prevent water damage. No one is permitted to enter or exit from the roof, except in case of an emergency.
24. Noise nuisance, loud volume of any radio, TV, musical instrument or other activity that can be heard from outside the unit, or their immediate neighbors is not allowed. Local Noise Ordinance times are 10:00pm to 7am; all unit residents must lower the volume or discontinue any noise by 10pm.
25. No solicitors or solicitation of flyers/materials are permitted at Windhover. This is a trespassing violation.
26. No laundry, clothing or similar materials shall be hung outside your unit, from balconies, windows, screened or unscreened patios, sheds, etc.
27. Owners, tenants and guests must not commit or permit any nuisance, offensive or any illegal activity, on or about any part of Windhover property and will not be tolerated.
28. No Grills are permitted PER THE CITY ORDINANCE Per Fire Code, Section 1:10.10.6. Except this provision allows the use of electric portable and tabletop grills that do not exceed 200 square inches of cooking surface are permitted. Rules can be stricter than the general fire code, but not less restrictive.
29. Fireworks are prohibited anywhere on Windhover property including the parking lots and streets. They are an extreme fire and safety hazard to the 36 buildings, cars, and they leave debris in the parking lots or lawn, causing possible damage or injury. Shooting of guns is strictly prohibited. Florida Statute 791.08 does permit HOA's or condominiums to impose stricter prohibitions on the use of fireworks than the state or city may allow. Orange County has passed ordinances for violations classified as nuisances that can lead to fines for misuse. Fireworks violate nuisance regulations which are valid and enforceable.
30. It is strongly advised that owners resolve any problems, situations or violations amongst one another in a neighborly fashion before turning to the Association.
31. Smoking is prohibited in common elements and limited common elements, including the front door, porch, balcony, clubhouse, pool, and tennis area. In addition, no Owner, tenant, or occupant shall permit smoke, odors, or other airborne substances to unreasonably interfere with the use, safety and enjoyment of other Units or the Common elements. Any such condition that constitutes a nuisance may be subject to enforcement action by the Association. No discarded butts or trash on the property.
32. No feeding wildlife. This causes an imbalance of the ecosystem and unsanitary animal feces on the pedestrian sidewalk.
33. The unit must be equipped with a smoke detector and fire extinguisher which is responsibility of owner.

Trash:

34. Proper trash disposal is owner responsibility. Trash and recycle dumpsters are located off Eaglesmere Drive next to maintenance building and tennis courts for residents only. Only approved recyclable items can be placed in the recycling bins.
35. Each owner and tenant are responsible for disposing of their garbage in the bins.
36. No trash, trash cans, debris or hazardous materials stored, hoarded or placed on porch, patio, balcony, sheds, in lake or anywhere on property.
37. Hazardous materials, such as gasoline, motor oil, paint, solvents, car batteries, but not limited to, cannot be thrown away in the garbage dumpsters or stored in units or anywhere on property. Contact the City of Orlando for large item pickup at (407) 246-2314 for disposal information from M-F 8am to 5pm.

38. No dumping on property nor the trash area of large items, such as mattresses, appliances, construction debris, renovation materials, toilets, sinks, furniture and any other items. Owners must bring their large items to the county dump or Goodwill or Salvation Army. The Association is not responsible for their removal. There is surveillance and violators will be fined.
39. No hoarding or overstuffing in your unit or anywhere on property due to Risks of Hoarding in Condos:
- a. Fire Safety: Clutter blocks escape routes and emergency access, and flammable materials ignite easily, endangering everyone.
 - b. Pest Infestation: Accumulated items, especially food waste, attract rodents, cockroaches, and other pests.
 - c. Health Hazards: Dust, mold, mildew, and droppings cause respiratory issues and allergies.
 - d. Nuisance & Structural Damage: Foul odors, unsanitary conditions, and excessive weight can stress building structures and affect adjacent units.

Lake:

40. Lake activity is prohibited. No fishing.
41. The Association maintains the lake for its water quality and balanced ecosystem.
42. No feeding wildlife. This causes an imbalance of the ecosystem and unsanitary amount animal feces on the pedestrian sidewalk.
43. No swimming or boating.
44. Pedestrians ONLY walking area is on interior, including interior grass and interior lake sidewalks. No dogs are permitted for sanitary reasons in avoidance of feces and urine, safety and liability reasons.
45. Dog walking is only permitted in designated area on the OUTER perimeter of the property to avoid non sanitary conditions of feces and urine, liability, health and safety. Dogs are not permitted on the pedestrian only areas such as interior of property grass area and on interior lake sidewalk.
46. Prohibited vehicles on lake sidewalk are bikes, electronic/motor bikes, skateboards, scooters, and rollerblades.

Parking of vehicles: See management for registration policy and avoid risk of being towed at owner expense.

47. Vehicle Registration Requirement- All owners, tenants, and guests must register their vehicles with the Association in accordance with established Parking Rules and "Parking Policies & Procedures". Failure to register a vehicle may result in enforcement action, including towing at the vehicle owner's expense.
48. Guest parking – Guest vehicles must be registered with the Association and must comply with all Parking Rules. The Board of Directors is authorized to designate guest parking spaces. Guest vehicles may park only in undesignated (without number) spaces unless otherwise authorized. Unit owners are responsible for ensuring their guests comply with these Parking Rules and the current "Parking Policies & Procedures" and are responsible for their guest's parking violations.
49. Assigned and Unassigned Parking Spaces - Each unit has been assigned one numbered parking space as provided by the Declaration of Condominium. Owners and tenants should park their vehicles in assigned spaces rather than undesignated spaces. Assigned spaces shall only be used by the unit to which they are assigned. No vehicle may be parked in a space designated for another unit without authorization from the unit owner or tenant. All vehicles must be registered to the unit owner, tenant, or authorized guest of that unit regardless of where and when it is parked. Unassigned parking spaces are available on a first-come, first-served basis for residents, provided residents do not park in designated guest spaces. Undesignated (without number) spaces are available to guests on a first-come, first served basis, and are subject to guest registration parking requirements further detailed in the current "Parking Policies & Procedures". Vehicles parked in violation of these Parking Rules are subject to enforcement, including but not limited to towing.
50. Motorcycles and Similar Vehicles - Resident motorcycles must be registered and parked within an assigned parking space of the unit. Due to the limited number of parking spaces, motorcycles must be parked in the front of designated numbered spaces so that one motor vehicle and one motorcycle share an assigned numbered parking space. Motorcycles shall not occupy unassigned or guest parking spaces, where alternative placement within an assigned space is available.

51. **Parking Restrictions and Prohibited Vehicles-** Unauthorized vehicles may be subject to enforcement, including towing, in accordance with these Parking Rules and applicable law. Parking is permitted only in designated parking spaces. Parking is prohibited on grass, sidewalks, walkways, in fire lanes, in front of entrances, or in any area not designated for parking. All vehicles must be operable, currently registered, and maintained in a safe condition without leaks or hazards. The overnight storage of commercial vehicles exceeding standard passenger vehicle size, large trucks (including but not limited to any “commercial motor vehicle” as defined by Section 316.003(14), Florida Statutes, box trucks, step vans, multi-axle flatbed trucks, dump trucks, tow trucks / wreckers, semi-trucks, tractor-trailers or cab-and-trailer units, stake body trucks, bucket trucks / utility service trucks, and refrigerated deliver trucks), recreational vehicles (RVs), boats, trailers, or similar equipment or vessels is prohibited unless specifically authorized in writing by the Association or its management. Vehicles actively engaged in delivery, service, or emergency work shall not be towed while performing such services. All vehicles must be maintained in a condition that does not create a nuisance or safety concern.
52. **Towing and Enforcement Procedures -** Unauthorized vehicles may be towed at the vehicle owner’s expense. All towing shall be conducted in strict compliance with Section 715.07, Florida Statutes and Orange County Code Chapter 35. The Association retains exclusive authority to authorize towing, and no towing company shall tow vehicles without specific authorization from the Association or its designated agent. A written agreement shall be maintained between the Association and any towing company used. Required towing signage shall be properly installed and maintained in accordance with State and Orange County requirements. Immediate towing without prior notice may occur in situations involving safety hazards, blocked access, fire lanes, or unauthorized parking in another unit’s assigned space. For all other violations, reasonable notice and an opportunity to cure shall be provided prior to towing. Vehicle owners and operators shall have all rights provided by law, including the right to retrieve a vehicle prior to removal upon payment of the applicable statutory drop fee, the right to proper receipts, and the right to inspect the vehicle. Vehicles will not be towed while occupied.
53. **Work Equipment and Materials -** Vehicles parked on the Condominium Property that contain work-related equipment, tools, products, or materials must ensure that such items are secured and maintained in a manner that does not create a safety hazard or nuisance. Where such equipment, products, or materials are visible from outside the vehicle, they shall be kept in an orderly condition and, where reasonably practicable, concealed from view through the use of commercially available covers, enclosures, truck bed covers, toolboxes, and similar vehicle-specific concealment systems. Notwithstanding the foregoing, tarps, canvas drop cloths, loose fabric sheets, blankets, garbage bags, plastic wrap, mesh netting, cardboard, plywood, repurposed advertising banners, and similar items as covers are prohibited.
54. **Nuisance parking -** A vehicle parked for a continuous or extended period of time is in violation of usage of parking rules, such a nuisance may be enforceable by the Association who is allowed stricter rules and supported by the local codes the 72 hour maximum parking ordinance of unmoved vehicles.
55. **Plates must be visible with up-to-date tags.**
56. **Only Windhover contractor vehicles with related work or meant for landscaping or building construction are permitted on Common grounds. Exception for emergency situations.**
57. **All vehicles must be in good working condition defined as able to operate under its own power, without excessive noises, pollution from emissions beyond state requirements. Vehicles must not leak, have flat tires, expired tags or otherwise inoperable vehicles cannot be stored in parking places numbered or unnumbered. Any damage will be the responsibility of the owner and at the risk of being towed. No excessive body damage, missing or broken windows or doors, bare metal, or primer coats.**
58. **No sleeping in vehicles at any time.**
59. **No vehicle repairs of any kind are allowed on Windhover property. Except for Emergency repairs are limited to a jump start, or changing flat tires are permitted within a 24-hour period and must not damage or alter the appearance of Windhover property.**
60. **No washing of vehicles anywhere on Windhover property, especially in the owners' parking lots.**
61. **Temporary parking and commercial vehicles providing service to owners can only be parked on Windhover property while providing that service and must not be parked on property overnight. They**

are permitted on driveways or paved areas, not the sidewalks or grass or next to fire hydrant. Any damage to these areas is the responsibility of the owner of the unit being serviced.

62. Drivers of any vehicle must keep any sound, radio, or other music player at a low level when entering, exiting, or parked on Windhover property.
63. Parking lots are prohibited for basketball hoops or bounce houses or any other objects other than vehicles for safety due to liability reasons.
64. Parking lots are not a play area for children or any residents for safety and liability reasons. No skating, rollerblading, boarding, bikes, scooters, miniature play cars or any type of play activity.
65. PODS, or any type of storage or moving containers must be approved by management before placing on property. The Association must be notified of the delivery and pick up dates of such containers with phone number contacts. These containers must be placed in unmarked spaces only after approval by Management for a specified period of time.

66. Pool:

- Hours are from sunrise to sunset.
- Pool amenity key is required to enter and exit.
- Lost keys are replaced at owner expense
- Thunder, lightning, and rain immediately close the pool.
- For residents only, and up to 5 guests. No large or private parties are allowed.
- Gate is always securely locked when using the pool and locked when leaving.
- Do not let non-residents in the pool when they ask.
- No lifeguard on duty. Swim at your own risk.
- All individuals who are unable to safely use the pool must be accompanied and directly supervised by a responsible adult while using the pool area.
- Children may use swim aids/water wings and noodles.
- No jumping, climbing, standing on pool furniture, fence or gates, or pool ropes.
- No running, horseplay, screaming, in the pool or anywhere near the pool area.
- Only use headphones when listening to music.
- No loud noise or music. Music must be at a low volume without offensive lyrics to disturb others' relaxing. Please wear headphones. The Association reserves the right to enforce volume reduction at any time.
- Only swimsuits or swim diapers only to be worn, no street clothing; no regular diapers permitted as swimsuits.
- No glass, no alcohol, no drugs within fenced area of the pool.
- Food and drink are not permitted within 5 feet of the pool.
- No smoking of any kind inside the pool area.
- No pets.
- No floats or rafts.
- No diving
- No touching, standing, pushing or pulling on rope in deep end.
- No wheel devices, bikes, skateboards, scooters, roller blades, and skates are permitted in the pool area.
- Lifesaving equipment is for emergency use only and is not to be used for recreation, as a toy or personal floating device. The pool rope designating the deep end of the pool is not a toy. Do not stand or in any way disturb the demarcation pool rope.

67. Tennis Courts / Pickleball regulations:

- Gates are locked at all times, during play and upon exiting.
- Hours are sunrise to 8pm, first come first served basis.
- An amenity key is required to open the tennis gate.
- Only Tennis shoes are allowed on court, no other shoes.

- Tennis and pickleball only; no other activities permitted.
- No running or horseplay.
- No pets are allowed.
- No glass, no alcohol, no drugs
- No furniture or other items cause danger or damage to courts.
- Remove your trash before leaving.
- Minors under 16 must be supervised by an adult.

68. **Pets:**

Require board approval

- Must be registered with management in person with your pet. The pet is required to be photographed, grown pet weight recorded, proof of required vaccines and must be updated annually.
- Owner must register with an application, meet the requirements, and submit to the Board for approval.
- Maximum of two (2) pets permitted as stated in original rules.
- The maximum weight of a full-grown pet is 30 pounds and will be enforced. If a resident has two pets, then the combined weight total of both pets is a maximum of 30 pounds and no more.
- Dogs classified as dangerous are prohibited referring to the Pam Rock Act (CS/HB 593) or any other breed or mixed breed not approved by the Board. Prohibited breeds: Pit-Bull, Pit-Bull mixes, Rottweilers, Doberman Pinschers, German Shepherds, Chow Chow, Great Dane, Akita, Bulldog, Wolf Hybrid, Alaskan Malamute, etc. Removal of dangerous dogs is enforceable under HB 593 2025.
- The only designated area for dog walking is on the OUTER perimeter of Windhover Property. It is prohibited to walk the dog on the interior of property or lake sidewalk, which is for pedestrians only for sanitary, health, liability and safety reasons.
- Pets must always be on a leash and with the owner, not loose on property.
- Dog walkers must pick up animal waste and dispose of their trash or dumpster, not on common grounds.
- No pets left unattended, nor tied to post, stake or fence on property at any time.
- No pets in the lake or pool area.
- Owners are responsible for personal injury or personal property damage to residents, guests or other pets caused by their pet.
- Must have insurance and vaccines for pets.
- Owners are responsible for ensuring their animal does not cause excessive noise or other nuisances to other residents or pets.

69. Rules and Regulations are to be reviewed periodically by the Board of Directors. The revision process is conducted by the Rules and Reg committee made up of owners to propose the changes, present to the board, and discussed and approved at a board meeting in order to become effective.

SIGNATURE SECTION:

I have received and agree to comply with the rules and regulations. (add digital signature online SmartWebs)

PRINT NAME _____ SIGNATURE REQUIRED: _____ DATE: _____

PRINT NAME _____ SIGNATURE REQUIRED: _____ DATE: _____

PRINT NAME _____ SIGNATURE REQUIRED: _____ DATE: _____

Leasing Guidelines & Tenant Approval Process

- Leasing requires an application and board approval.
- All tenants residing within a unit must be included in an application and approved by the association before moving in.
- All leases must be approved by the Association by completing an application online, which can be accessed at <https://windhoverassociation.com>.
- A background check on all applicants over 18 years of age is required.
- Per Florida Statute 83.51 Landlords are required to provide working smoke alarms. Tenants are required to maintain them.
- The owner, not the tenant, is responsible for servicing and maintaining the AC unit to ensure it remains in good condition. Owners are liable for any damage to their unit, adjacent units, or Common Elements resulting from the failure of these systems or any associated leaks.
- Tenant is required to provide current Emergency contact and owner current address, phone and email.
- Vehicles must be registered. Parking registration and instructions are available after management has received a copy of their lease and car registration/insurance.
- Amenity Keys are provided by the owner of the unit, if key is lost only the owner is permitted to purchase another key at the cost of \$25, nonrefundable. The tenant is not to loan a key to anyone. The key must be returned to the owner or agent when the tenant moves out.
- Move in and out times are from 7am to 9pm.
- Boxes must be broken down and recycled.
- No dumping of any kind, such as mattresses, furniture, appliances, etc. Violators will be fined.
- Smoking is prohibited in common elements and limited common elements, including the front door, porch, balcony, clubhouse, pool, and tennis area. In addition, no Owner, tenant, or occupant shall permit smoke, odors, or other airborne substances to unreasonably interfere with the use, safety and enjoyment of other Units or the Common elements.
- Pet owners must have pet insurance for their dogs.
- Owners are responsible and liable for the actions of their tenants and their guests.
- The lease period is a MINIMUM of 7 months and requires the Board of Director's approval.
- Short-term rentals or vacation rentals or AIRBNB's are prohibited at Windover Association
- Each of the Units has been designed for two (2) residents per bedroom and shall be restricted as such.
- "It is intended by all concerned that Windhover shall be a family-oriented community, not a tourist resort", stated in original rules.
- Short term rentals and/or vacation rentals are in violation of Condominium documents as well as both City and County Ordinances. The attorney has advised that your account will be turned over to the Orlando City Department of Finance for failure to pay the required sales tax in effect.