

WEKIVA TERRACE

OCTOBER 2025, VOLUME 113

UNDERSTANDING COVENANTS, RESTRICTIONS, AND HOA FINING GUIDELINES

If you are not familiar with the Covenants and Restrictions that apply to homeowners and properties in Wekiva Terrace, it is important to review them. These documents outline the rules and standards for the community. You should have received a copy when you closed on your property, but they are also accessible online through the Southwest Property Management website.

- **Guidelines for Fining by a Homeowners Association (HOA)**

When a Homeowners' Association (HOA) considers imposing fines on homeowners, it is essential to follow specific procedures to comply with state laws and the association's own governing documents. The following guidelines ensure fairness and transparency throughout the fining process:

- **Written Notice Requirement**

Before any fine or consequence, such as the suspension of voting rights, is enforced, the HOA must provide the homeowner with written notice. This notice must be given at least two weeks prior to the effective date of the consequence.

- **Establishment of a Fining Committee**

The board of directors should form a fining committee, which must include at least three homeowners. This committee is responsible for reviewing each case and making decisions regarding the imposition of fines.

- **Right to a Disciplinary Hearing**

Homeowners have the right to be heard before a fine is issued. The HOA is required to provide an opportunity for a disciplinary hearing so that the homeowner can present their side of the issue.

- **Documentation of the Fining Process**

It is crucial to document all aspects of the fining process. This includes recording who initiated the process, the timeline of events, and any significant points discussed during communications or hearings.

- **Fines Should Not Serve as Revenue**

Homeowners Associations should not rely on fines as a source of revenue. Instead, regular HOA fees are intended to support the financial needs of the association.

By following these guidelines, HOAs help ensure that their operations are both fair and transparent. This approach protects the rights of homeowners while also upholding the rules established for the community.

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PARKING CONSIDERATIONS!

PARKING NEAR STOP SIGNS IN ORANGE COUNTY, FLORIDA

In Orange County, Florida (OCFL), the general rule for parking near a stop sign requires maintaining a distance of 30 feet from the sign. This regulation is intended to ensure clear visibility for drivers approaching intersections, thereby promoting safety on the roads.

- Local Regulations: Always review any posted signs or markings in the area, as they may indicate specific parking restrictions near stop signs.
- Safety Considerations: Make sure your vehicle does not create blind spots for other drivers, as these can impede safe maneuvering, especially at intersections.
- 30 Feet Rule: Parking within 30 feet of a stop sign can obstruct the view of the sign, potentially leading to an increased risk of accidents.
- Avoid double parking, even if only for a short duration.
- Do not park in fire lanes, in front of fire hydrants, or in areas marked as “no parking” zones.
- Ensure that you do not block driveways, dumpsters, loading zones, sidewalks, or entrances.

For the most accurate and current information, consult local regulations or the OCFL Department of Transportation website.

BUSINESS TRUCK PARKING AT HOME: FLORIDA LAW

In Florida, recent changes in the law allow property owners to park their business vehicles in their driveways without restrictions from their Homeowners Association (HOA). This update, established through House Bill 1203, aims to align HOA rules with contemporary vehicle use and homeowner preferences.

- Homeowners and their guests are permitted to park personal vehicles, including pickup trucks, in the driveway or any designated parking area of the property.
- Work vehicles that are not categorized as commercial motor vehicles can be parked without limitation.
- First responders are allowed to park their assigned vehicles on public roads or rights-of-way under the HOA’s control, even if previous HOA rules prohibited this practice.

This legislation marks a significant step forward for homeowners seeking greater flexibility over parking on their own property and minimizes potential conflicts with HOAs. Individuals moving into new HOA communities after July 1, 2024, will benefit from more relaxed parking rules, specifically permitting pickup



Halloween Safety Tips

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Have a parent or adult trick or treat with you.

Always carry a flashlight or glow stick.

Look both ways before crossing the street.

Listen for traffic. Walk on sidewalks when possible.

Only wear costumes that fit well and are flame resistant.

Wear masks that you can clearly see out of.

Enter only the homes of friends or family.

Examine treats before eating.

Never eat treats that are not sealed well.

Created By Puppet Kemer & Rose



Turn Clocks Back!!

Daylight Saving

Time Ends!

Turn clocks back on

NOVEMBER 2nd at

2:00 a.m.

(Sprinklers will
then be set for
ONCE per week!)

(ODDS on
Saturday, EVENS
on Sunday)