



## Wolf Creek Homeowners Association

*A Private Residential Community*

PO Box 1576

Tallahassee, FL 32302

# WOLF CREEK SUBDIVISION RULES, REGULATIONS AND FINE SCHEDULE

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## **PLEASE READ THESE RULES CAREFULLY**

All residents owners, tenants and guest must abide by the rules set forth by the Wolf Creek Covenants and Restrictions and the Fine Schedule for compliance as implemented by the Board of Directors of the HOA. **PLEASE READ THESE RULES CAREFULLY AS THEY APPLY TO ALL RESIDENTS AND THEIR GUESTS REGARDLESS OF WHETHER THEY ARE OWNERS OR TENANTS.**

## **CAR STEREOS/LOUD MUSIC/NOXIOUS BEHAVIOR**

Wolf Creek subdivision is a private community with **private** streets. As such, the HOA can regulate the activity within its boundaries. **All car stereo equipment must be turned OFF when entering the subdivision** to provide for the peaceful enjoyment of residents. Fine for violation is \$100 per occurrence. Homeowners can submit complaints for loud stereos directly to the HOA.

## **SPEED LIMITS AND TRAFFIC**

**The speed limit for the subdivision is 15MPH maximum.** There are pedestrians, children and cars that pull out of driveways. All vehicles must proceed through the subdivision in a cautious and quiet manner. The Board has requested help from the Sherriff's office to patrol the neighborhood for speeders. **Please do not force the Board to install traffic calming devices** such as speed-bumps to slow the few "bad apples" down.

Parking within the road (inside the white lines) is the fire lane and prohibited. Parking on drainage easements (designated by yellow line) is prohibited. Violators may be towed.

Four-wheelers and dirt bikes are prohibited within the subdivision. Street legal motorcycles shall be operated in a safe manner. Revving, tricks or operating in an unsafe manner is prohibited. Unit owners whose residents violate these rules are subject to fines as per the Covenants and Restrictions (Noxious Behavior).

## **TRASH AND WASTE RULES**

All Wolf Creek Residents must have Waste Management Service. There are no community waste disposal services. You can sign up for Waste Management Service by calling (850) 574-3000. **Never place residential trash curbside unless you have current Waste Management service.** Make sure your trash is secured properly and fits neatly within your container. Never pile furniture or other types of loose trash curbside. Fine for violation is \$50 + \$50 for correction.



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### **TRASH AND WASTE RULES (Cont.)**

Placing trash in empty lots or on property that does not belong to you is prohibited and against the law. If you are caught you will be subject to prosecution.

#### **TRASH CANS**

Trash cans may only be placed curbside the night before trash pickup (normally Wednesday). Cans must be removed no later than 36 hours after trash service has been completed. Fine for violation is \$20 per occurrence.

**PLEASE DO YOUR PART TO KEEP WOLF CREEK CLEAN!**

### **PETS AND PET WASTE**

**All dogs must be on leashes - no exceptions!** Owners with dogs must clean up after their pet's waste. Allowing one's dog to waste on another resident's property is not only rude, but a violation of county ordinance and HOA rules. Fine for violation is \$50 per occurrence.

### **LAWNS AND LOT MAINTENANCE**

All lawns and lots must be kept mowed, weed-free and maintained. If you need a referral for a lawn mowing service please contact the HOA. Fine for violation is \$50 + \$50 for cost to correct.

### **PROHIBITED "IMPROVEMENTS"**

Under no circumstances shall anything be erected on HOA owned easements and drainage. This includes basketball hoops, fences, satellite dishes, etc. Site improvements such as driveways, fences, satellite dishes, tree removal must have written authorization from the HOA. Failure to obtain such approval may result in fines and legal action.

### **PLEASE HELP US!**

By observing the above rules we can all make Wolf Creek a pleasant and safe place for all to live. Owners with questions can contact the HOA through the contact information sent with your yearly dues statements. For a copy of the Covenants and Restrictions and/or a copy of the Fine Schedule please visit [www.mywolfcreekhome.com](http://www.mywolfcreekhome.com).