

Del Webb Orlando Homeowners Association

Index of Governing Documents

The following table provides a high-level index of our governing documents including a brief description. **Most resident questions will be answered by the documents highlighted in the Quick Links section below.** To access a specific document, just click any underlined link.

DOCUMENT	BRIEF DESCRIPTION
<p>1) Background & Governance</p> <p>a) <u>Community History</u></p> <p>b) <u>Governing Documents</u></p>	<p>This information is provided to acquaint DWO homeowners with the evolution of DWO and the key documents under which the community operates.</p> <p>The <u>Community History</u> chronicles the evolution of Del Webb Orlando as a distinct community within the Ridgewood Lakes master development.</p> <p>The <u>Governing Documents</u> describe the primary legal and operational documents for the community. Residents are strongly encouraged to acquaint themselves with the organization of our Governing Documents.</p>
<p>2) Quick Links:</p> <p>a) <u>Declaration Exhibit "C Use Restrictions"</u></p>	<p>Most resident inquiries will be addressed by the documents highlighted in this section.</p> <p>The <u>Declaration</u> and its Exhibits formally establish the Del Webb Orlando Homeowners Association. Of particular note are the Use Restrictions detailed in Exhibit C, pages 84-88 of the Declaration. These provide a framework for the expected behaviors by owners and residents and may be extended by the documents below.</p>

DOCUMENT	BRIEF DESCRIPTION
<p>b) Rules & Regulations</p> <p>c) Parking Policy</p> <p>d) Architectural Design Guidelines</p>	<p>The <u>Rules & Regulations</u> provide a structure for the use and enjoyment of Association facilities and programs. They were developed to enable residents and their guests to more fully enjoy and understand the Association and its many benefits.</p> <p>The <u>Parking Policy</u> addresses parking of vehicles on streets and in the clubhouse parking lot.</p> <p>The <u>Design Guidelines</u> include minimum homeowner standards for maintenance and enhancements to your home exterior or landscaping. The Architectural Review Committee Application for any exterior improvement or modification to their home or property.</p>
<p>3) Declaration</p> <p>4) Amendments & Supplementals</p>	<p>The <u>Declaration</u> formally established the Del Webb Orlando Homeowners Association and forms the basis for the Community's existence and operation. You will note the <u>Declaration</u> is filed as an "amended and restated" document on <i>06/21/2010</i>. This reflects a history prior to Del Webb Orlando. For this history please refer to <u>Community History</u>.</p> <p><u>Amendments</u> and <u>Supplements</u> extend the <u>Declaration</u> with individual changes that address specific topics such as guidelines for solar panels or more fundamental changes such as the addition of an entirely new Vista.</p> <p>To understand the Declaration in total, the reader must assemble the <u>Declaration</u> plus ALL subsequent</p>

DOCUMENT	BRIEF DESCRIPTION
<p>a) <u>Amendments</u> <i>Recorded 05/01/2011 to present</i></p> <p>b) <u>Supplements</u> <i>Recorded 05/10/2011 to Present</i></p>	<p><u>Amendments and Supplements to build a comprehensive view.</u> While this assembly may seem cumbersome, it is consistent with how legal documents of this type are organized.</p> <p><u>Amendments</u> are individual legal documents that extend the <u>Declaration</u> in specific ways such as solar panels, capital contributions, etc...</p> <p><u>Supplemental Declarations</u> also extend the <u>Declaration</u>. Like the <u>Amendments</u> they are individual legal documents which typically define new Vistas and Common Areas that became a part of the overall HOA.</p>
<p>5) <u>Governance</u></p> <p>a) <u>Articles of Incorporation</u></p> <p>b) <u>Bylaws</u></p> <p>c) <u>Amendment 8</u></p>	<p>The <u>Articles of Incorporation</u> and <u>Bylaws</u> are the two principal documents governing the "DWO Homeowners Association, Inc." The Articles and Bylaws focus on the HOA as a legal entity and contain provisions relating to the powers of the HOA, voting rights of HOA members, the duties of the Board of Directors and processes for electing directors and making changes to the HOA.</p> <p><u>Amendment 8</u> made changes to Bylaws and Articles of Incorporation related to Board size and the election process.</p>
<p>6) <u>Florida Statute 720</u></p>	<p>The <u>Declaration</u>, its <u>Amendments</u> and the <u>Supplements</u> must comply with <u>Florida Statute 720</u> which specifies the legal requirements for the operation of Homeowners Associations in Florida.</p>

For Questions [CLICK HERE](#) to send your inquiry to the HOA.

Last Updated: 8/18/2021