WINDWOOD HOMEOWNERS ASSOCIATION, INC
3200 WINDWOOD BLVD
Boca Raton Florida 33431

November 6th, 2024

Greetings Windwood Unit Owners,

As you may be aware there are a large number of units within the Windwood community that are leased out to tenants.

You are also aware that each of the tenants prior to taking residence must attend a new unit owner/ resident orientation. The Association provides this service in an attempt to alleviate any infractions, confusion or security related issues that may arise when new owners/ tenants move into a Homeowners/ Condominium Association.

During this orientation the procedures, rules, regulations and restrictions are reviewed in great detail. The individuals are also provided with these documents to review and then the sign that they have read and will adhere to these requirements.

However, as of late there have been issues with tenants such as creating a nuisance by making load noise after the City of Boca noise ordinance becomes in affect, loitering outside of the units in front of other units, parking in other units dedicated parking spots, vehicles with expired license plates, speeding through the community, leaving bulk trash in dumpster, dumpster areas, or outside of the dumpster enclosures.

As the unit owner you are ultimately responsible for the conduct and actions of your guests and tenants. The management team and the Board of Directors would like, as unit owners, your assistance in addressing these issues by ensuring that your tenants are aware and clearly understand that this is not a “rental community” it is a homeowner’s association that has unit owners residing within the community. As these unit owners, such as yourself, have a vested interest in the community’s wellbeing, these infractions are not only frustrating but also concerning.

It would be greatly appreciated if the tenants would be instructed to show the community the courtesy of abiding by the regulations.

Further, please inform your tenants that if they have an issue that they need to contact you as the owner or your unit representation to have the issue addressed or resolved and not to contact the management office directly.

Reminder: Please ensure your tenants have this important information.

Thank you for your assistance, cooperation and support in this matter.

The Windwood Homeowners Association Board and Management