

WINDRUSH BOURNE CONDOMINIUM ASSOCIATION

C/O STOKES PROPERTY MANAGEMENT & REAL ESTATE, INC.

PO BOX 51657, SARASOTA, FLORIDA 34232

OFFICE: (941) 355-4880 FAX: (941) 351-8964

PLEASE EMAIL THIS APPLICATION TO: Stokesmgmt@verizon.net

SALE/RENTAL APPLICATION

APPLICANT(S) MUST SUBMIT A NON-REFUNDABLE \$100.00 FEE WITH THIS APPLICATION MADE PAYABLE TO WINDRUSH BOURNE CONDOMINIUM ASSOCIATION.

I HEREBY MAKE APPLICATION FOR RESIDENCE AT _____ OF WINDRUSH BOURNE CONDOMINIUM ASSN., WHICH IS OWNED BY _____

APPROVAL IS REQUESTED TO PURCHASE () OR RENT () RENTAL PERIOD (3 MONTH MIN./2X YR)

PURCHASE PRICE: _____ CLOSING DATE: _____ IF RENTAL, TERM OF LEASE: FROM _____ TO _____

BUYER / TENANT'S NAME _____ PHONE/CELL _____ EMAIL: _____

SPOUSES NAME _____ NAMES OF FAMILY IN RESIDENCE _____

APPLICANTS OCCUPATION _____ NAME OF COMPANY _____ POSITION HELD _____

MAILING ADDRESS AFTER CLOSING: _____

BANK REFERENCE _____ PERSONAL REFERENCE _____

VEHICLES: (MAKE/MODEL) _____

NO PICK UP TRUCKS OR COMMERCIAL VEHICLES PERMITTED OVER NIGHT

PET RULE: (1) PET NOT TO EXCEED (15" MAX HEIGHT/OR 30LBS). TYPE OF PET: _____

TENANTS ARE NOT ALLOWED TO HAVE PETS

PET MUST BE KEPT ON A LEASH AT ALL TIMES AND FOLLOW ALL PET RESTRICTIONS

THE UNDERSIGNED HEREBY GRANTS PERMISSION TO STOKES MANAGEMENT AS AGENTS OF THE BOARD OF DIRECTORS TO CONTACT ANY OF THE ABOVE REFERENCES WITH THE UNDERSTANDING THAT ALL INFORMATION WILL BE HELD IN STRICT CONFIDENCE. I HEREBY AGREE THAT IF THIS APPLICATION IS APPROVED, THAT I, AND ALL PERSONS OCCUPYING THIS UNIT, WILL CAREFULLY READ AND FULLY COMPLY WITH ALL OF THE RULES AND REGULATIONS OF WINDRUSH BOURNE CONDOMINIUM ASSOCIATION.

IN THE EVENT IT IS FOUND THAT ANSWERS WERE NOT TRUTHFUL ON THIS APPLICATION, RESIDENCY MAY BE REFUSED. IF A LEASE IS SIGNED, THAT OWNER WILL BE RESPONSIBLE FOR TENANTS AND ALL COSTS, LEGAL OR OTHERWISE, IN THE REMOVAL OF TENANTS DUE TO VIOLATIONS OF ASSOCIATION RULES AND REGULATIONS SHALL BE THE OWNERS RESPONSIBILITY.

BY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ AND RECEIVED A COPY OF THE RULES & REGULATIONS, THAT I ASSUME THE ACCURACY OF ALL THE INFORMATION PROVIDED, AND UNDERSTAND THAT THE ASSOCIATION DOES NOT PROVIDE PERSONAL SERVICES, PERFORM MAINTENANCE ON THE INTERIOR OF UNITS, AND MUST RESPECT THE COMMON ELEMENTS.

SIGNATURE OF APPLICANT FOR SALE/LEASE _____ DATE _____

SIGNATURE OF SPOUSE FOR SALE/LEASE _____ DATE _____

BOARD ACTION: APPROVED REJECTED DATE _____ SIGNED BY _____
BOARD/AGENT

WINDRUSH BOURNE CONDOMINIUM ASSOCIATION, INC.
c/o STOKES PROPERTY MANAGEMENT
P.O. BOX 51657
SARASOTA, FL 34232

Dear unit Owner:

Please be advised that if you do not have a coupon book for maintenance fee payments you may use this letter to pay from.

Each owner is mailed a printed coupon book each December, please note if you do not have a coupon book you will not receive quarterly statements or reminders, unfortunately, until after the payment is considered late. Please keep this letter and use it as your payment statement.

2026 QUARTERLY FEES

1 ST QUARTER IS DUE ON 1/1/26 LATE ON 1/10/26	AMOUNT= \$1,500.00
2 ND QUARTER IS DUE ON 4/1/26 LATE ON 4/10/26	AMOUNT = \$1,500.00
3 RD QUARTER IS DUE ON 7/1/26 LATE ON 7/10/26	AMOUNT= \$1,500.00
4 TH QUARTER IS DUE ON 10/1/26 LATE ON 10/10/26	AMOUNT= \$1,500.00

If you do not have a coupon book please mail your payment to the above listed address. *ALL CHECKS SHOULD BE MADE PAYABLE TO WINDRUSH BOURNE CONDO. ASSN, INC.*

Thank you,

Sincerely,

WINDRUSH BOURNE CONDO. ASSN, INC.

Rebecca F. Stokes, Lic. Community Association Manager

**WINDRUSH BOURNE CONDOMINIUM ASSOCIATION, INC.
 PROPOSED ANNUAL OPERATING BUDGET-67 UNITS
 FOR THE YEAR 2026 (1/1/26-12/31/26)**

	2025 APPROVED BUDGET	8 MONTHS ACTUAL 8/31/2025	12 MONTHS PROJECTED 12/31/2025	2026 APPROVED BUDGET
REVENUES				
<i>MAINTENANCE FEES</i>	310,880.00	207,253.36	310,880.00	317,580.00
<i>RESERVE ALLOCATION</i>	84,420.00	63,315.00	84,420.00	84,420.00
APPL FEES/LATE FEES/MISC	-	600.00	600.00	-
TOTAL REVENUES	<u>\$ 395,300.00</u>	<u>\$ 271,168.36</u>	<u>\$ 395,900.00</u>	<u>\$ 402,000.00</u>
EXPENSES				
ADMINISTRATION				
CPA tax return/review 25	2,600.00	275.00	2,600.00	275.00
POSTAGE & PRINTING	2,000.00	1,892.37	2,000.00	2,000.00
OPER. BANK CHARGES	200.00	554.39	600.00	200.00
ATTORNEY/PROFESSIONAL FEES	600.00	1,707.32	1,800.00	600.00
MANAGEMENT FEES	12,000.00	8,000.00	12,000.00	12,000.00
POOL PERMITS	700.00	550.00	700.00	700.00
ANNUAL CORP. REPORT	62.00	61.25	61.25	62.00
INCOME TAXES	747.00	944.00	944.00	747.00
INSURANCE	78,000.00	47,469.56	71,200.00	75,000.00
INSURANCE- Wind Mit./APPRAISAL'	-	-	-	-
DIVISION FEES	275.00	268.00	268.00	275.00
MAINTENANCE AND REPAIRS				
BUILDING REPAIRS	10,000.00	12,919.74	13,000.00	9,000.00
LANDSCAPE: CONTRACT	54,948.00	35,293.25	53,610.00	59,950.00
LANDSCAPE: MISC. GROUNDS	12,000.00	6,351.47	12,000.00	12,000.00
LANDSCAPE: PALM/TREE	9,000.00	3,800.00	9,000.00	9,000.00
FERTILIZER	5,940.00	3,960.00	5,940.00	5,940.00
IRRIGATION MAINTENANCE	12,000.00	9,525.99	12,000.00	12,000.00
POOL MAINTENANCE	9,600.00	6,450.00	9,600.00	9,600.00
POOL REPAIRS/FURNITURE	3,500.00	2,724.24	3,500.00	3,500.00
MISC. REPAIR/WOOD	8,000.00	677.00	4,000.00	6,000.00
PEST CONTROL	5,000.00	3,600.00	5,000.00	5,000.00
PAVEMENT MAINTENANCE	1,000.00	-	-	1,000.00
GUTTER EXPENSE	5,360.00	2,760.00	5,520.00	5,520.00
JANITORIAL MAINT.	5,000.00	2,608.00	5,000.00	5,000.00
UTILITIES				
CABLE TV	53,348.00	36,699.03	55,050.00	63,011.00
ELECTRICITY/LIGHTS	5,700.00	4,418.45	5,900.00	5,900.00
GAS/POOL HEAT	10,000.00	8,276.57	9,500.00	10,000.00
WATER/SEWER	3,300.00	1,956.27	3,300.00	3,300.00
TOTAL OPERATING EXPENSES	<u>\$ 310,880.00</u>	<u>\$ 203,741.90</u>	<u>\$ 304,093.25</u>	<u>\$ 317,580.00</u>
ALLOCATION TO RESERVES	<u>\$ 84,420.00</u>	<u>\$ 63,315.00</u>	<u>\$ 84,420.00</u>	<u>\$ 84,420.00</u>
	<u>\$ 395,300.00</u>	<u>\$ 267,056.90</u>	<u>\$ 388,513.25</u>	<u>\$ 402,000.00</u>

WINDRUSH BOURNE CONDOMINIUM ASSOCIATION, INC.-RESERVES 1/1/26-12/31/26
STATUTORY RESERVE SCHEDULE AS REQUIRED

67 UNITS

	ESTIMATED REPLACEMENT COST	EST. LIFE YEARS	EST. REMAINING LIFE YEARS	EST. BALANCE 12/31/2025	2026 SHOWN WITH FULL FUNDING
RESERVES					
BLDG. PAINT & RESTORATION	\$ 125,000.00	7	4	\$ 69,859.84	\$ 13,785.04
WOOD PAINT & RESTORATION	\$ 25,000.00	7	4	\$ 25,000.00	\$ -
PAVING-ROADWAY	\$ 95,000.00	15	14	\$ 6,333.36	\$ 6,333.33
POOLS & DECKS	\$ 65,000.00	8	1	\$ 49,054.36	\$ 15,945.64
ROOFS	\$ 711,616.00	20	12	\$ 241,432.16	\$ 39,181.99
CPA REVIEWED FINANCIAL STMTS	\$ 4,500.00	3	1	\$ 4,500.00	\$ -
PAVER SEALING/CLEANING/REPAIR	\$ 70,166.00	5	5	\$ 24,296.00	\$ 9,174.00
TOTALS	\$ 1,096,282.00			\$ 420,475.72	\$ 84,420.00

2026 TOTAL EXPENSES PER UNIT OWNER(67UNITS)	ANNUALLY FULL FUNDING	QUARTERLY FULL FUNDING
	OPERATING	\$ 4,740.00
RESERVES	\$ 1,260.00	\$ 315.00
TOTAL	\$ 6,000.00	\$ 1,500.00

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS

NOTE 1: A UNIT OWNER'S PERSONAL ITEMS OF EXPENSE SHALL INCLUDE:

- a. Maintenance and repair of interior of his/her unit.
- b. Insurance covering contents and personal liability within own unit.
(Owners should update personal insurance policy to conform with recent condo. law insurance changes)
IT IS VERY IMPORTANT THAT ALL OWNERS HAVE AN H06 INSURANCE POLICY TO COVER ITEMS THAT THE CONDOMINIUM'S POLICY DOES NOT COVER.
- c. Personal telephone, electricity, water, sewer, and any other utilities used in own unit
- d. Real Estate taxes on his/her own unit.

NOTE 2: INTEREST EARNED YEAR TO DATE HAS BEEN ADDED TO THE ROOF RESERVE AND WILL BE USED TO OFFSET INFLATION INCREASES IN THE ESTIMATED REPLACEMENT COST FIGURES.

NOTE 3: FIGURES USED HAVE BEEN ROUNDED, INCLUDING ASSESSMENTS, WHICH HAVE BEEN ROUNDED UP TO THE NEXT DOLLAR. THESE RESERVES ARE COMPUTED USING THE STRAIGHT-LINE METHOD.

NOTE 4: ESTIMATED LIFE YEARS, ESTIMATED REMAINING LIFE AND ESTIMATED REPLACEMENT COST ARE BASED ON INFORMATION SECURED FROM CONTRACTORS AND ON INFORMATION OBTAINED FROM EXPERIENCE GAINED FROM SIMILAR REPLACEMENTS. THESE FIGRES MAY BE ADJUSTED EACH YEAR USING CURRENT AVAILABLE DATA OR AN INDEPENDENT RESERVE STUDY

ITEMS NOT APPLICABLE BUT REQUIRED BY THE STATE=RENT FOR RECREATIONAL FACILITIES, SECURITY PROVISIONS.

Please be advised that any owner wishing to obtain a copy free of charge of the 12/31/25 year-end financial report may do so by contacting Stokes Management 941-355-4880 or by mailing a request to the association.

WINDRUSH BOURNE CONDO. ASSN, INC.
BALANCE SHEET
DECEMBER 31, 2025

ASSETS

CURRENT ASSETS		
CADENCE -OPERATING	\$	25,176.59
PREPAID INSURANCE		83.84
		25,260.43
TOTAL CURRENT ASSETS		
RESERVE FUNDS		
CADENCE BANK:MMA		58,570.78
TRUIST:MMA		24,817.27
1ST HORIZON: MMA		227,677.83
CADENCE C.D. 4% 10/2026		114,501.87
		425,567.75
TOTAL OTHER ASSETS		425,567.75
TOTAL ASSETS	\$	450,828.18

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	1,187.13
PREPAID OWNER ASSESSMENTS		15,945.63
		17,132.76
TOTAL CURRENT LIABILITIES		17,132.76
LONG-TERM LIABILITIES		
RESERVE-BLDG. PAINT/REST. EXT.		69,859.84
RESERVE-WOOD RESTORATION/PAINT		25,000.00
RESERVE-ROADWAY		6,333.36
RESERVE-POOLS		49,054.36
RESERVE-ROOFING		233,855.15
RESERVE-CPA REVIEWED STMTS		4,500.00
RESERVE-PAVER SEALING/CLEANING		24,295.99
RESERVE- INTEREST-CURRENT		7,112.75
RESERVE-INTEREST-PRIOR YEARS		5,556.30
		425,567.75
TOTAL LONG-TERM LIABILITIES		425,567.75
TOTAL LIABILITIES		442,700.51
CAPITAL		
EQUITY-PRIOR YEARS SURPLUS		1,919.45
NET INCOME		6,208.22
		8,127.67
TOTAL CAPITAL		8,127.67
TOTAL LIABILITIES & CAPITAL	\$	450,828.18

WINDRUSH BOURNE CONDO. ASSN, INC. INCOME STATEMENT/COMPARED WITH BUDGET FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025

	Current Month		Current Month		Year to Date		Year to Date		Yearly	
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUES										
MAINTENANCE ASSESS	\$ 25,906.63	\$ 25,906.63	0.00	\$ 310,880.00	\$ 310,880.00	0.00	310,880.00	310,880.00	0.00	310,880.00
RESERVE ASSESSMENT	0.00	0.00	0.00	84,420.00	84,420.00	0.00	84,420.00	84,420.00	0.00	84,420.00
LATE FEE INCOME	0.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	25.00	0.00
MISCELLANEOUS INCOM	0.00	0.00	0.00	800.00	0.00	0.00	800.00	0.00	800.00	0.00
TOTAL REVENUES	25,906.63	25,906.63	0.00	396,125.00	395,300.00	825.00	395,300.00	395,300.00	825.00	395,300.00
EXPENSES										
CPA FEES	0.00	216.63	(216.63)	275.00	2,600.00	2,600.00	275.00	2,600.00	(2,325.00)	2,600.00
POSTAGE & PRINTING	133.71	166.63	(32.92)	2,530.80	2,000.00	530.80	2,530.80	2,000.00	530.80	2,000.00
OPER. BANK CHARGES	0.00	16.63	(16.63)	863.87	200.00	663.87	863.87	200.00	663.87	200.00
ATTORNEY/PROF. FEES	410.40	50.00	360.40	2,117.72	600.00	1,517.72	2,117.72	600.00	1,517.72	600.00
MANAGEMENT FEES	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00
POOL PERMITS	0.00	58.37	(58.37)	550.00	700.00	150.00	550.00	700.00	(150.00)	700.00
ANNUAL CORP. REPORT	0.00	5.13	(5.13)	61.25	62.00	0.75	61.25	62.00	(0.75)	62.00
INCOME TAXES	0.00	62.25	(62.25)	944.00	747.00	197.00	944.00	747.00	197.00	747.00
INSURANCE	6,238.31	6,500.00	(261.69)	71,501.68	78,000.00	(6,498.32)	71,501.68	78,000.00	(6,498.32)	78,000.00
DIVISION FEES	0.00	23.10	(23.10)	268.00	275.00	7.00	268.00	275.00	(7.00)	275.00
BUILDING REPAIRS	935.74	833.37	102.37	19,791.63	10,000.00	9,791.63	19,791.63	10,000.00	9,791.63	10,000.00
LANDSCAPE: CONTRACT	4,579.00	4,579.00	0.00	53,609.25	54,948.00	(1,338.75)	53,609.25	54,948.00	(1,338.75)	54,948.00
LANDSCAPE: MISC. GRO	0.00	1,000.00	(1,000.00)	6,876.47	12,000.00	(5,123.53)	6,876.47	12,000.00	(5,123.53)	12,000.00
LANDSCAPE: PALM/TRE	0.00	750.00	(750.00)	8,209.00	9,000.00	(791.00)	8,209.00	9,000.00	(791.00)	9,000.00
FERTILIZER	0.00	495.00	(495.00)	5,940.00	5,940.00	0.00	5,940.00	5,940.00	0.00	5,940.00
IRRIGATION MAINTENA	1,549.88	1,000.00	549.88	15,868.97	12,000.00	3,868.97	15,868.97	12,000.00	3,868.97	12,000.00
POOL MAINTENANCE	700.00	800.00	(100.00)	9,600.00	9,600.00	0.00	9,600.00	9,600.00	0.00	9,600.00
POOL REPAIRS/FURNITU	100.00	291.63	(191.63)	3,709.24	3,500.00	209.24	3,709.24	3,500.00	209.24	3,500.00
MISC. REPAIR/WOOD	285.00	666.63	(381.63)	962.00	8,000.00	(7,038.00)	962.00	8,000.00	(7,038.00)	8,000.00
PEST CONTROL	0.00	416.63	(416.63)	4,800.00	5,000.00	(200.00)	4,800.00	5,000.00	(200.00)	5,000.00
PAVEMENT MAINTENAN	0.00	83.37	(83.37)	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	1,000.00
GUTTER EXPENSE	2,760.00	446.63	2,313.37	5,520.00	5,360.00	160.00	5,520.00	5,360.00	160.00	5,360.00
JANIT. MAINT./PRESSUR	326.00	416.63	(90.63)	3,912.00	5,000.00	(1,088.00)	3,912.00	5,000.00	(1,088.00)	5,000.00
CABLE TV	4,935.91	4,445.63	490.28	55,727.55	53,348.00	2,379.55	55,727.55	53,348.00	2,379.55	53,348.00
ELECTRICITY/LIGHTS	537.89	475.00	62.89	6,458.79	5,700.00	758.79	6,458.79	5,700.00	758.79	5,700.00
GAS/POOL HEAT	1,886.65	833.37	1,053.28	10,397.13	10,000.00	397.13	10,397.13	10,000.00	397.13	10,000.00
WATER/SEWER	219.72	275.00	(55.28)	3,002.43	3,300.00	(297.57)	3,002.43	3,300.00	(297.57)	3,300.00
TRANSFER TO RESERVES	0.00	0.00	0.00	84,420.00	84,420.00	0.00	84,420.00	84,420.00	0.00	84,420.00
TOTAL EXPENSES	26,598.21	25,906.63	691.58	389,916.78	395,300.00	(5,383.22)	389,916.78	395,300.00	(5,383.22)	395,300.00
NET INCOME	\$ (691.58)	\$ 0.00	(691.58)	\$ 6,208.22	\$ 0.00	6,208.22	\$ 6,208.22	\$ 0.00	6,208.22	0.00

RULES & REGULATIONS

ALL UNIT OWNERS AND UNIT OCCUPIERS SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BELOW. ATTENTION IS ALSO DIRECTED TO THE DECLARATION OF CONDOMINIUM AND, IN PARTICULAR, TO PARAGRAPH 13.

1. Units shall be used by Owners, their families and guests, and by all Lessees as and for a single family residence and for no other purpose.
2. (a) No transient tenancies are permitted and no lease for a period of less than three (3) months, with only two (2) leases per year per unit.
(b) No Owner shall lease his unit without giving seven (7) days prior written notice to the Board of Directors on the form provided for that purpose. Forms may be obtained from the Board of Directors, Meadow's Leasing or the Property Manager.
(c) No unit may be sold without giving fifteen (15) days prior written notice to the Board of Directors, and receipt from the Board of Directors of their written approval of the proposed sale.
(d) All subleases, leases, sales and transfers of units require specific approval of the Board of Directors.
3. Unit Owners shall provide their Lessees with a copy of these Rules & Regulations and each notice of intention to lease shall include lessees' signed agreement to comply with same and with the restrictions contained in Paragraph 13 of the Declaration of Condominium.
4. The common elements are to be used in such a manner as to ensure the equal rights, use and enjoyment of all unit Owners and lessees.
5. Unit Owners shall give the Board of Directors written notice of the names of all guests residing in their units during Owners' absence, prior to their arrival.
6. No nuisances are permitted, and no immoral, offensive or unlawful use shall be made of any unit or common property.

CONDOMINIUM OWNERS ASSOCIATION OF WINDRUSH BOURNE, INC.
RULES & REGULATIONS
PAGE TWO

7. No "For Rent" or "For Sale" signs are to be displayed on any unit or common property. Three (3) "Open House" signs are permitted on Thursday, Saturday and Sunday.
8. No unit Owner shall allow anything to remain in the common areas which would be unsightly or hazardous.
9. (a) No animals shall be kept in units other than one (1) cat or one (1) small dog, not to exceed fifteen (15) inches in height at the shoulders or a weight of thirty (30) pounds.
(b) Pets are to be attended on a leash at all times when in the common areas or outside the confines of the unit.
(c) Messes are to be removed and disposed of in a sanitary manner immediately.
(d) Vicious, noisy and otherwise unpleasant pets will not be permitted to remain.
(e) Tenants are not allowed to keep any pets.
10. Radios, stereos, TV's and musical instruments shall be played at reasonable volume so as not to annoy other residents.
11. Lawns, shrubbery, or other established plantings in common areas may not be altered, added to or moved by unit Owners without the approval of the Board of Directors.
12. No camping is permitted on any commons areas. No swimming or rafts are permitted in the lakes.
13. (a) No vehicles may be parked on any common property not designated as parking areas. All vehicles shall be parked so as not to obstruct walkways. There will be no assigned parking except for driveways.
(b) There shall be no parking at any time of boats, campers, RV's, trailers, mobile homes, trucks, or commercial vehicles in the parking areas; temporary parking of such vehicles will be permitted only to provide service to the Association or to an individual unit. PICK-UP TRUCKS AND VANS MUST BE PARKED IN THE GARAGE WITH THE DOOR CLOSED.
(c) Golf carts, bicycles and motorcycles must be parked or stored in Owner's garage only.

CONDOMINIUM OWNERS ASSOCIATION OF WINDRUSH BOURNE, INC.
RULES & REGULATIONS
PAGE THREE

- (d) Repairing of vehicles on common property is prohibited.
14. No solicitations are permitted on Association property.
 15. No laundry, wearing apparel, beach wear, or any unsightly items are to be exposed to public view by the occupant of any unit and no clotheslines are permitted at any time.
 16. No unit Owner shall make any extensive alterations to the interior of his unit without written approval of the Board of Directors.
 17. No unit Owner may make any alterations to the exterior of his unit.
 18. Painting or otherwise changing the appearance of any exterior surface; placing a sunscreen, blind, awning, curtains or draperies on any exterior opening, including screening of sliding glass doors on lanais, other than a solid off-white or light beige color on the exterior surface, requires the approval of the Board of Directors.
 19. Erecting or attaching any structure or fixture to or within the common elements is prohibited.
 20. No unit Owner shall divide a unit for purpose of sale or lease except to the Owner of an adjacent unit; however, a unit may be combined with an adjacent unit and occupied as one (1) unit with the written approval of the Board of Directors.
 21. Enclosing an entranceway, patio, porch or garden area requires the written approval of the Board of Directors.
 22. Failure of any unit Owner or occupant to comply with these Rules & Regulations and with the relevant provisions of the Declaration of Condominium and other Condominium documents shall subject the unit Owner to the penalties provided in the Declaration of Condominium.
 23. Unit Owners and their lessees shall allow the Board of Directors or its designated agent to enter the unit at any reasonable time to determine compliance with these Rules & Regulations, The Declaration of Condominium and other Condominium documents with prior notice.
 24. The following rules shall apply to use of the Association Swimming Pools.

POOL RULES

1. Use of the pool is at individuals' own risk.
2. The poolside shower must be used before entering the pool.
3. No glass is permitted in the pool area. Liquid refreshments are permitted in plastic or paper containers.
4. Children under twelve (12) years of age are not permitted in the pool without adult supervision.
5. No games or horseplay are permitted in or around the pool area.
6. Infants in diapers are not permitted in the pool at any time.
7. No pets are permitted in the pool area, leashed or unleashed.
8. The pool is closed from 10:00 P.M. to 8:00 A.M. and may not be used during that period.
9. All personal property must be removed from chairs and lounges when leaving the pool area.
10. Radio and other audio items are permitted in the pool area only when played at low volume and must not disturb neighbors.
11. Pool furniture and equipment must not be removed from the pool area.
12. Persons using the pool must identify themselves if requested by an Owner.

By Order of the Board of Directors.

1. Q: What are my voting rights in the condominium association?

A: The Bylaws of WINDRUSH BOURNE sets forth the voting rights as follows: One vote per unit “Each Condominium unit shall have the voting rights provided in the Declaration of Condominium” See the Declaration of Condominium and of the Articles of Incorporation.

2. Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Occupancy and use restrictions are set forth in detail in the Declaration of Condominium and also in the Rules and Regulations for Windrush Bourne Condominium Association, Inc. The unit may be used for only residential purposes; there are various restrictions regarding the unit, limited common elements and common elements including but not limited to restrictions on sales, leases, alterations to the unit, pets, etc. See the condominium documents, including but not limited see the Declaration of Condominium. This condominium is subject to a Declaration of Maintenance Covenants and Restrictions on the commons for the Meadows, as amended, as set forth in the Declaration of Condominium. The land is also subject to the Declaration of Restrictions for Multi-Family Developments at The Meadows, also as set forth in the Declaration of Condominium.

3. Q: What restrictions exist in the condo. documents on leasing my unit?

A: Leases must be approved by the Association. An owner cannot lease a unit for a period of less than ninety (90) consecutive days or more than two (2) times in any calendar year (during the time a unit is leased, the Unit Owner gives up the right to use the common elements, the limited common elements, the Association Property and facilities except as a guest of a unit owner or lessee). See the Declaration of Condominium.

4. Q: How much are my assessment to the condominium association for my unit type and when are they due?

A: An owner’s percentage share of the common elements is described in the Declaration of Condominium. The assessment due per quarter starting January 1, 2026 through December 31, 2026 including maintenance and reserves for each unit is \$1,500.00. The assessments are due and payable in advance to the Association on the first day of the first, fourth, seventh, and tenth months of each fiscal year as set forth in the bylaws.

5. Q: Do I have to be a member of any other associations? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: Yes. The Meadows Community Association, Inc. Each unit owner in Windrush Bourne Condo. Association, Inc. has one vote per \$10,000 of assessed property valuation, as determined by the County of Sarasota. Please verify this fee and voting rights with The Meadows Community Association, Inc. (377-2300). The assessment is due March 1st of each year.

6. Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No. Fees paid to the MCA, Inc. for private roads and common areas are paid by the Unit Owners directly to MCA, Inc.

7. Q: Is the Condominium Association or other mandatory membership Association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.