

HISTORY OF WHOA COMMON AREAS and other AREAS

Woodlawn Heights subdivision was created and approved by Santa Rosa County to begin construction between 1999 and 2002. The WHOA Declaration of Covenants, Restrictions, Conditions, and Easements For Residential Lots and Common Areas within Woodlawn Heights was filed in June 2001. The Articles of Incorporation for WHOA Inc. was filed on June 22, 2001. Shortly afterwards, the WHOA By-Laws were filed in September 2001. These documents created the corporation for Woodlawn Heights and the corporation was called the Woodlawn Heights Owners Association, Inc. June 2005 the WHOA Board of Directors took control from the developers.

Woodlawn Heights consisted of:

- 173 residential lots in 11 Blocks of land (B,C, D, E, F, G, H, I J, K, and L)
- 5 Santa Rosa County retention ponds (1A, 1B, 2, 3, and 4)
- WHOA common area Parcels 3, 5, 6 (Parcel 6 is the pond area located at the front of the subdivision and wetlands located at the rear of the subdivision between Cypress Bend Trail and Woodlawn Way), Parcels A-E (front entrance islands), and
- Private Parcels 1, 2, 7, 8 and an untitled parcel all owned by the developers of Woodlawn Heights.

Developers Parcels:

Parcels 7 and 8 are located at the front entrance to the subdivision and are approximately 1 acre each in size and are zoned commercial HCD. Currently, Parcel 7 is on the market for sale. The owner of Parcel 8 has designs to construct a restaurant on this property and has already built a pier structure on the northern half of the front pond. Parcel 8 includes approximately ½ of the front pond.

Parcel 1 is located just south of Parcel 7 and is approximately 1.5 acres. Parcel 1 was zoned commercial HCD but in 2017 a variance was granted by SRC to allow 3 residential homes to be built on this parcel. In 2017 these 3 residential lots entered into the WHOA.

The untitled parcel of approximately 4 acres was a shallow freshwater lake located south of Parcel 1.

Parcel 2 is approximately 14 acres and is zoned residential. This parcel is bounded by lot Blocks B and K (Woodlawn Way and Woodlake Trace), and WHOA Parcel 3.

Between Parcel 2 and Parcel 3 there is a parcel that was transferred to Retreats at Midway (land mitigation wetlands program) and then to WHOA. No construction or grading of any kind is allowed on this property.

All of these parcels are part of Woodlawn Heights but are not part of the WHOA.

Santa Rosa County Retention Ponds:

The 5 retention ponds are designed to collect rainwater run off from the various areas of Woodlawn Heights. These retention ponds are enclosed by a chain link fence and maintained by the county. By an agreement between Santa Rosa County and the WHOA, the WHOA was allowed to construct sidewalks and install landscaping from the chain link fences to the streets. At ponds 1B (Cypress Bend) and 3 (Woodlake Trace) WHOA planted grass and bushes to hide the retention ponds. Pond 1A along Woodlawn Way originally had grass but due to the lack of a source of irrigation water, the grass was replaced with red river rock. Ponds 2 (behind lots on Woodlake Trace) and 4 (behind lots on Woodlawn Way) have no direct connection with the streets of Woodlawn Heights.

These retention properties are in Woodlawn Heights but are not part of the WHOA.

Woodlawn Heights Lot changes:

As of June 2020, Woodlawn Heights Owners Association has 191 residential lots.

Block L Lots L1 and L2 were combined into a single lot.

Block E Lots E5 and E6 were combined into a single lot

Block F Lots F2 and F3 were combined into a single lot.

Parcel 1 was rezoned into 3 lots.

The unnamed parcel south of Parcel 1 was rezoned into 6 lots

Block K (Woodlake Cottage)was rezoned from 7 lots into 19 patio home lots. Woodlake Cottage is part of the WHOA.

Streetlights:

The main connection for electrical power for Woodlawn Heights is at the entrance to Woodlawn Way off of highway 98. The subdivision is divided into grids with each grid having a gray-green power distribution box location. These power distribution boxes are located throughout the subdivision in the easement areas near the streets.

The developers added underground utilities to include reclaimed water, sewer, fresh water, electrical lines, telephone landline connections and cable. The developers also installed approximately 15 streetlights (5 coach lights at the front entrance and 10 additional lights in the subdivision. All of these streetlights except for the coach style light posts are located at these distribution boxes. Many of the distribution boxes are not necessarily at the street corners or other strategic locations. Over the years, the WHOA Board of Directors installed streetlights at strategic locations throughout the subdivision.

As of 2020 there are 61 streetlights in Woodlawn Heights. Many of these streetlights were installed by Gulf Power at no charge where a major distribution box was adjacent. The WHOA installed over 20 lights at locations not adjacent to these power distribution boxes. The average cost to install these streetlights was approximately \$1500-2500 each depending upon the location.

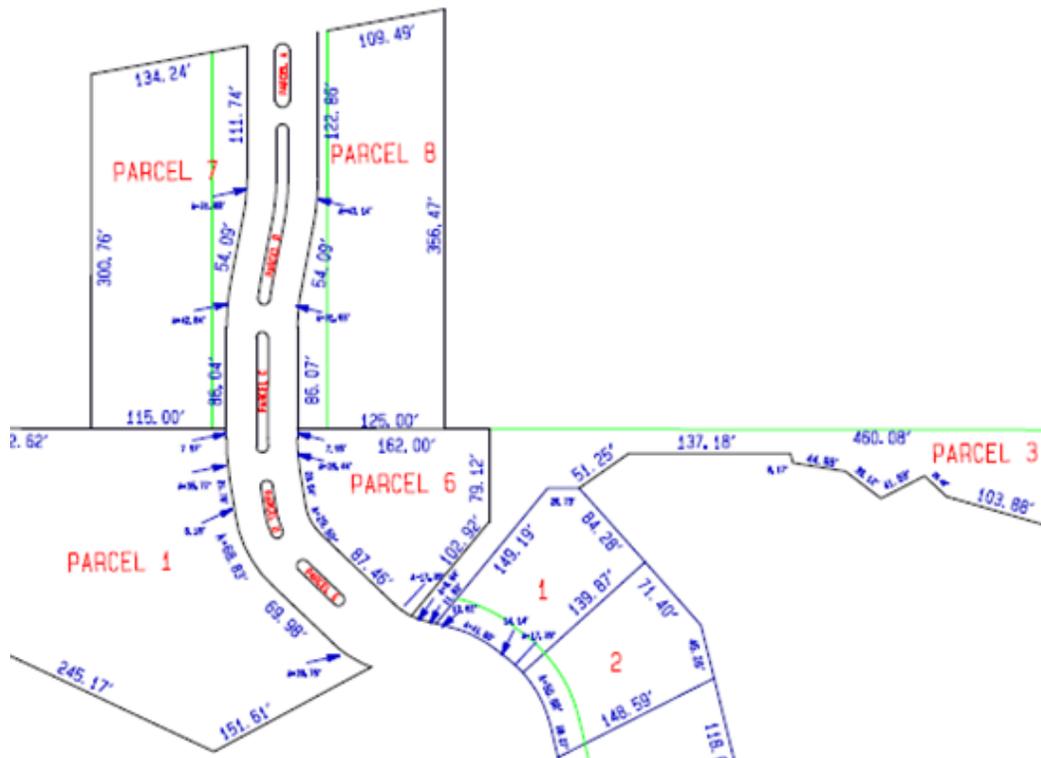
This was a major increase in lighting for the subdivision from 12 to 61 streetlights.

WHOA controlled areas:

Front Entrance Area: There are many areas in Woodlawn Heights subdivision that are called “common areas”. WHOA has control over Parcels 3, 5, 6 and A-E. This document will address each of these areas.

The front entrance to Woodlawn Heights is accessible from highway 98 by turning onto Woodlawn Way. The median along highway 98 did not have a cut thru until several years ago when the SRC agreed to provide a cut thru so that traffic entering Woodlawn Heights from the east would be able to turn directly into Woodlawn Heights and the traffic exiting from Woodlawn Way would be able to turn left onto west bound lanes of highway 98. Under a new DOT project, highway 98 is in the process of being widened to 6 lanes. From initial engineering schematics, this cut thru will probably be removed.

The front entrance to Woodlawn Heights consists of several parcels (Parcel 1, 6, 3, 7, 8, and A-E).



Parcels 1, 7 and 8 are private properties and zoned commercial. These parcels are within the plat of Woodlawn Heights but are not part of the WHOA. The owners of these parcels have been planning on developing these parcels into commercial properties.

Parcel 1 was eventually permitted by a variance from SRC to allow residential homes. This property was sold by the developer to a home builder (3 Lots) and added to the WHOA by a legal agreement between the WHOA and the home builder in 2017.

To the south of Parcel 1, there was a shallow lake of standing water approximately 1 foot deep. In 2006 this parcel of land was filled after approval from the US Army Corps of Engineers and six residential lots were added to Woodlawn Heights.



Photo of “Lake Mistake” as it was called by WHOA residents (2005)

Parcel 7 is currently for sale.

Parcel 8 is planned for the development of a restaurant. Pier and outside deck were constructed in 2010.



Developers restaurant concept

Parcel 6 Front contains part of the pond.



Front pond circa 2008



Front pond circa 2008



View from WHOA Parcel 6 (pier and decking in background) circa 2014

Landscaping to the area near the pond included a white rock area, concrete park bench and stools, irrigation for reclaimed water, new sod, and 12 new palm trees. A new metal bird replaced the wooden bird that lasted almost 18 years.

The WHOA parcels (A-E) are the islands owned by WHOA. In 2004 there were only streetlights and barren ground located on these islands. In 2007 the WHOA Board installed 11 palm trees, some bushes, and red river rock. The cost of this project was about \$7500. Red river rock was chosen as it would reduce overall maintenance costs since no mowing and trimming would be required. A weed barrier was installed under this rock for weed control. Reclaimed irrigation lines had been installed from the westside of Woodlawn Way from the private commercial Parcel 7 to each of the islands for irrigation purposes.



WHOA Island Parcels A-E



WHOA Parcel A Front Entrance

Parcels 3, 6, A-E are zoned private and non-residential property owned by the WHOA. Parcel 3 has a 20-foot easement for access to the SSRUS wastewater pumping station. This easement restricts the scope of activities allowed on Parcel 3. On Parcel 6 there is a reclaimed water pond maintained by SSRUS. SSRUS uses a firm to monitor and treat the pond by adding chemicals to remove algae. The water fountain is maintained by both SSRUS and WHOA via an agreement. Unfortunately, only approximately one half of this reclaimed water pond is located in Parcel 6. The rest of the pond is located on Parcel 8. By the warranty deed for Parcel 8, the owner of Parcel 8 has final control over the water level in this pond.

Under an agreement with both owners of Parcels 1, 7 and 8, Woodlawn Heights WHOA mowed the grassy areas on Parcels 1, 7, and 8, and trimmed the front arbor bushes and palm trees. After years of upkeep by the WHOA, the owners decided not to pay for this service and terminated the agreement. For a period of time, the WHOA maintained these areas which cost over a thousand dollar per year. The Board decided that it would only maintain the right-of-way easements along Woodlawn Way and trim the arbor bushes and palm trees.

In 2007, the developers of the commercial Parcels 1, 7, and 8 informed the WHOA that they planned to develop these parcels and they would be removing all the palms trees and shrubs, white/green Woodlawn Heights entrance signs and arbors at the front part of their property.

A few years ago, Parcel 7 owner did remove most of the palm trees, other trees, cleared the land of the arbor, shrubs, and signage. After communication with this owner by the WHOA Board of Directors, the owner agreed temporarily not to remove the palm trees next to the Woodlawn Way front entrance at highway 98.

Today, WHOA is not allowed to work on these parcels without a new agreement of liability from the Parcel 7 and 8 owners. The terms of this liability agreement were not acceptable to the WHOA as it would increase our insurance premiums greatly. In addition, due to the clearing of Parcel 7, it is not possible to mow this area without special equipment. The WHOA Board did convince the property owner of Parcel 7 to leave the palm trees at the entrance on Woodlawn Way. These palm trees could be removed in the future when the Parcel is sold to another developer.

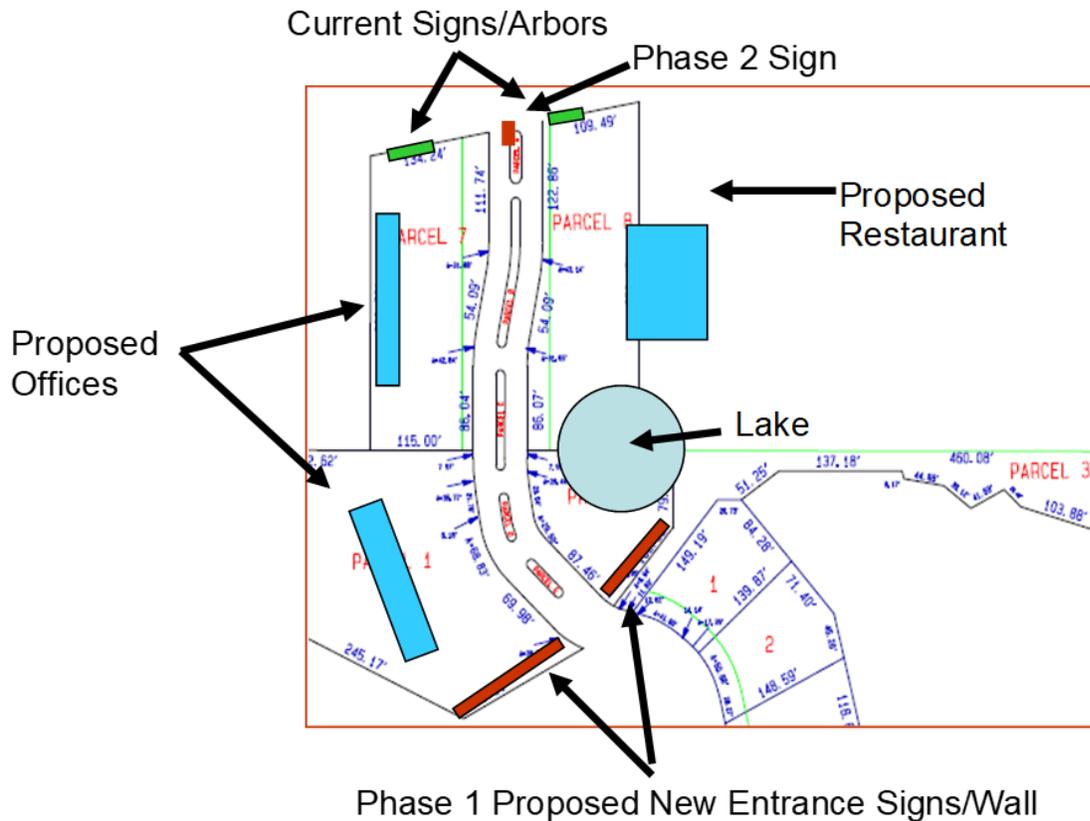


View of front west side of from entrance – everything to be removed by owner



Parcel 7 circa 2020

The development of the commercial property Parcels 1, 7 and 8 would result in the destruction of the Woodlawn Heights subdivision property signs. In preparation of such event, the WHOA Board of Directors proposed a set of new signs to mark the entrance to the subdivision and to mark the road Woodlawn Way off of Highway 98 to the entrance to the subdivision. The WHOA owns Parcels A-E, Parcels 3 and 6. The proposal was to construct in phases an entrance sign off of Highway 98 and two main entrance signs at the entrance to the residential part of the subdivision. Parcel 6 contains a pond while Parcel 3 contains a county pumping station and county easement as well as WHOA property leading to Woodlake Trace.



The Board decided to modify phase 1 and to construct a wall/sign on the westside of Woodlawn Way (west wall) before potential construction on Parcel 1 and the unmarked Parcel to the south of Parcel 1. The WHOA signed a legal agreement allowing the construction of the west wall and easement rights for maintenance. Total costs for this wall/sign was approximately \$13,660 including wall construction, permits, signage, and electrical connections.

Phase 1 also included the construction of a temporary wooden shadow box fence along the property lines of Parcel 3 and Block B Lot 1. This fence was constructed according to the requirements of SRC DOT due to the fact that it might block visual sight of on-coming traffic when exiting.



West Wall Front Entrance after construction



West Wall Front Entrance 2020



Rear Entrance

Phase 1 east wall was started in 2019 and completed in 2020. The cost approximately \$15,000.

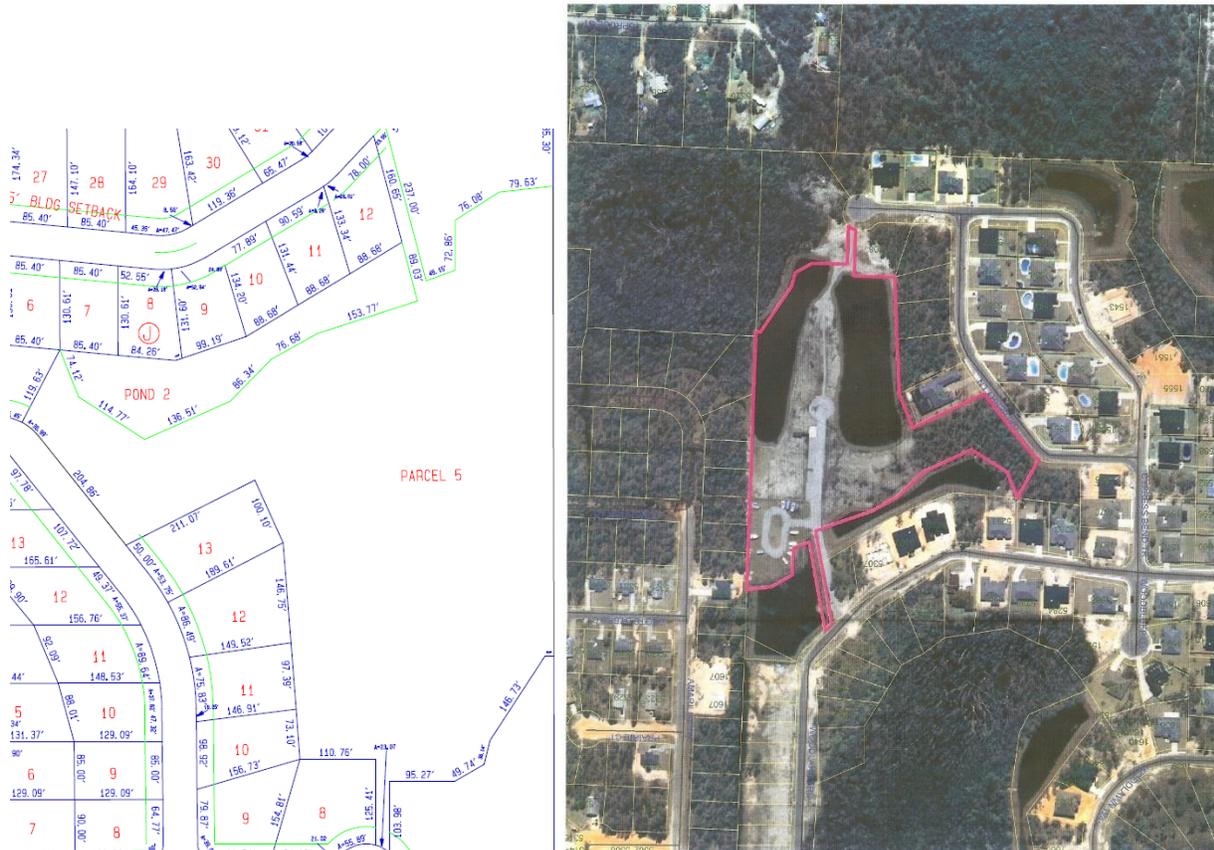


East Wall Front Entrance

Additional white rock landscaping around the utility boxes will be installed at a later time.

Parcel 5 WHOA Common Area:

Parcel 5 has the two stormwater runoff ponds, a large open field, the boat storage area, a playground area, a gazebo area, and natural wooded area.



SRC Stormwater Management retention ponds:

The entire Parcel 5 area is part of the Santa Rosa County Stormwater Management Plan for Woodlawn Heights. Construction activities in this parcel are extremely limited and all must be pre-approved by SRC. In 2001 the county approved the use of this land for storm water control. The developer was required to construct two storm water ponds. These two ponds are connected underground . These ponds are about 6-8 feet deep and are partially supplied with water from the underground water table.

The woods located on this area are designed to absorb and slow the flow of storm water runoff. The developers were not allowed to form residential lots on the west edge of this Parcel along Galberry Lane. SRC retention ponds 2 and 3 are located north of Parcel 5. No additional hard surfacing is allowed. The land has been rated for the absorption of water at a particular rate and hard surfacing restricts this absorption.



Picture of Parcel 5 from Cypress Bend Trail circa 2007

Boat Storage Area:

In Parcel 5, there is a secure compound to store boats, boat trailers, and RVs. This secure compound for storage is commonly referred to as the Boat Storage Area. Woodlawn Heights is one of only a few subdivisions that have a secure compound similar to our Boat Storage Area.

The Boat Storage area has a chain link fence and access is restricted by a locked gate.

In 2006, the Board decided to improve the Boat Storage Area and the surrounding gravel road leading to the storage area and the gazebo. The large gray granite covering resulted in many vehicles and boat trailers getting stuck in the rock. At a cost of approximately \$20,000 the old gravel was to be removed and a new surface consisting of 2-3 inches of crushed limestone was to be added. In December 2006, a property owner outside of Woodlawn Heights filed a complaint to the Santa Rosa County Building Inspection Department, Compliance Division claiming that the boat storage was a commercial venture and violated several county ordinances. At the time of the complaint filing, Santa Rosa County was unable to find any permits for the existing boat storage area.

The Board had to hire a professional civil engineer, survey the property lines, conduct a topographic survey for water run-off, obtain a copy of the Woodlawn Commons Storm Water Management Plan and determine if the changes in road surface would affect the water run-off conditions, obtain a Gulf Power Light Level survey, obtain a variance for a 6' wooden fence in lieu

of a 8' block wall, plant a number of required landscaping trees and shrubs, and repair the irrigation system. A new site plan was submitted and approved for the current configuration in December 2007. After the work was completed and approved by SRC, SRC permit office found the original permits. The cost for all these activities was approximately \$25,000.

The SRC Storm Water Management Plan (SWMP) for Parcel 5 will not allow any additional hardscape surfaces. Because of the SWMP, the current boat storage area is at its maximum size as allowed by SRC.

Parking boats on the grassy areas in the Common areas is not a suitable option as during wet periods, the land becomes too soft and difficult to move boat trailers. Prior to adding the hardscape in the existing boat storage area, many boat owners had their vehicles and/or trailers stuck and had to be towed.

In 2015 additional limestone was added to the Boat Storage area, and to the roadway to the Gazebo area. This cost was \$15,000.

The current boat storage has 31 lease spaces: 10-11' x 20' and 20-13' x 30' spaces. Lease agreements are from April 1st of each year to March 31st of the next year. Lot owners who are in good standing may lease available spaces. If no spaces are available, Lot owners in good standing may place their name on a waiting list.

Playground:

In 2012, the WHOA installed a children's playground between the Gazebo and the Boat Storage area. The cost of this project was \$25,000.



Playground between boat storage and gazebo

Sidewalks:

There is a pathway from Cypress Bend Trail to Woodlake Trace in Parcel 5. This pathway consisted of large gravel. Many children of the subdivision requested that the WHOA Board of Directors considering replacing the gravel with a concrete sidewalk. A new concrete sidewalk along with additional irrigation and sod was installed in 2015.



Original pathway in Parcel 5



New sidewalk with new sod and irrigation

Dear Neighborhood Association,
Thank you for paving the rocky pathway to the park. It makes it easier to go to the park on rollerblades, ripsticks, bikes, or even just plain walking. A group of the neighborhood kids, (including me) were pleasantly surprised by this. We really enjoy the newly paved path. The play ground is awesome, too. You all were sweet to think of us kids.
Thanks again!

From,

Hannah Port
Emma Kale
Hayden Suss
Gabe Kale
Reed Smith
Julia Kale
TREVOR
Addy Smith

Chain link fence:

A chain link fence was installed along the east side of Parcel 5 from the Boat storage area towards Cypress Bend Trail.

Railroad Ties:

Railroad ties were installed on Parcel 5 along the road from the Boat Storage area to the end of the Gazebo. Vehicles were driving off-road on the property and damaging the irrigation system and grass.

Gazebo:

The developer constructed a gazebo in Parcel 5. There is no water or electrical power at this location. The WHOA Board installed 3 security lights near the Gazebo and Boat Storage area. In addition, major repairs were performed when some individuals damaged the base of the pillars. Additional landscape is planned for the immediately area surrounding the Gazebo.



Gazebo in Parcel 5

Tree and landscape Project for Parcel 5:

Over the years there have been two major landscape projects. Both projects were designed to add trees and shrubs to the area. In 2019 45 new trees including 12 crepe myrtles, 11 southern magnolias, 10 live oaks, 2 sabal palms were planted. 35 additional irrigation bubblers were added to the irrigation system. There is a pending project to add tree protection around the base of the trees and add red river rock inside these protective areas.

Subdivision-Wide Sidewalk Project:

A long range project to construct sidewalks in Woodlawn Heights was started in 2007.

There are many areas within Woodlawn Heights that are not WHOA property. The Covenants requires that within one year of purchase, the lot owner must have constructed a 5 foot wide sidewalk along the property near the street.

A major builder purchased most of the empty lots from the developer in 2005-2006. The builder explained to the WHOA Board that as he builds homes on his lots, the existing sidewalks would be destroyed. An agreement was signed that allowed the builder to construct sidewalks as he

built on each home site. In return, the builder would construct sidewalks on WHOA property and non-WHOA property such as the retention ponds. Sidewalks were constructed without cost to the WHOA for the common areas along Parcel 5, along the retention ponds 1A, 1B and 3, and the curbing between Lot J12 and the retention pond. The value to the WHOA was thousands of dollars in sidewalk construction costs. In addition, Lot owners who had purchased empty lot (9) paid the builder at cost for sidewalks, saving these Lot owners sufficient cost.

Between 2016 and 2018 sidewalks were constructed along Woodlake Trace.

As of today sidewalks are continuous within Woodlawn Heights from the front entrance first home on the left as you drive into the subdivision until the last home on the right as you drive out of the subdivision. There are a lot of residents who walk, jog, and play on the sidewalks.

Drainage Easement on Woodlake Trace:

There is a drainage easement along the patio homes on Woodlake Trace. From time to time, the WHOA clears the debris from this easement.



Drainage easement on Woodlake Trace

Landscape Maintenance:

The WHOA Board of Directors has two contracts for maintenance within Woodlawn Heights.

One contract covers mowing, edging, and pruning Parcels 3, 5, 6, the easements along Parcel 7 and 8, the retention ponds between the chain link fences and the streets, Boat storage area as

needed, and Parcel 2 area along Woodlake Trace. Over 185,000 square feet of grass is mowed bi-weekly during the summer months.

One contract is for weed control spraying in the boat storage area, along the streets and curbing, near the 4 walls/signs rocked areas (front entrance, west and east walls, and the rear signage),rocked area near front pond, and applications to try and control the fire ants in Parcel 5.

The cost for landscape maintenance and streetlights operations is approximately 50% of the annual budget.

NOTE: All costs are approximate

June 2020