

Wooded Acres Condominium Association

House Rules

The following House Rules have been developed to ensure harmonious living within Wooded Acres Condominium Association. All present and future owners, tenants and occupants of any home within Wooded Acres are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declaration, Bylaws and these House Rules.

The Executive Board may adopt Rules regarding the use and occupancy of Unit, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

Residence and Use Restrictions

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage provided that there exists no external evidence thereof.

A unit owner may lease their unit, but such lease arrangement must be in writing, may not be leased or rented for a term of less than thirty (30) days, must comply with the terms of the Association governing documents must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease and must be approved by the Board of Directors.

The Association will hold community-wide garage sales. Any other garage sales are prohibited without prior written approval from the Board of Directors. Obtain approval by submitting written request through the management office.

Residential and Guest Parking

All resident vehicles shall be kept, placed, stored and maintained within the unit garage or **original asphalt** driveway. There is absolutely no on-street parking (this includes "dead ends") – **towing strictly enforced**.

Guest parking is to be utilized by guests only. Residents may not utilize guest parking – towing strictly enforced. Owners of vehicles utilizing guest parking in excess of five days without notifying management office are considered residents – not guests. Special arrangements can be made via the management office.

No parking more than two cars on driveways (they will not fit without damaging grass). Vehicles parked in driveways shall be parked in a manner that no portion of the vehicle extends into the street.

At no time will vehicles be parked on lawns, private or common. Residents and their visitors will take care when driving through the neighborhood to avoid cutting corners or backing into grass areas.

No vehicles, including campers, boats, RV's, snow machines or trailers, may be parked or stored on the street or any other common area of the Association.

Commercial vehicles and equipment may not be parked or stored on the property except for deliveries. Per legal counsel advice, "commercial vehicle" has been defined as: Any vehicle other than a motorcycle, standard passenger car, and pick-up truck with factory manufactured step-side or flare-side bed shall be considered a "commercial vehicle". Vehicles with flatbeds or pipe racks, and vehicles larger than a standard one-ton pick-up, are expressly prohibited. Business

advertising shall be an indication of a "commercial" vehicle although magnetic door signs on a standard passenger vehicle or pick-up shall generally be acceptable. Decisions of the Board of Directors as to whether any questionable vehicle is a "commercial vehicle" shall be final and binding on the homeowners.

No wrecked, inoperative, vandalized or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained anywhere within the community except within a unit garage. Violators will be \$100 and \$10 per day until compliance.

There shall be no automotive repair conducted in the open anywhere on the property (any mechanical repairs must be conducted inside a unit's garage).

Nuisances

No noxious or offensive activities shall be carried on anywhere within the community, nor shall anything be done therein which might be, or may become, an annoyance or nuisance to the community.

The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Motorcycles, loud vehicles, car stereos should be maintained to a minimum while entering or exiting the community.

Children will be supervised AT ALL TIMES. Children are not permitted to play in streets or neighboring yards. Homeowners will be held responsible for any damage to common area. Municipal quiet hours (10:00 pm to 7:00 am) strictly enforced.

Pets

No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats or other normal household pets, provided that they are not kept, bred or maintained for commercial purposes.

Owners are limited to no more than four pets, three of which will be dogs or cats. Your Board of Directors may limit size and types of dogs after notice and hearing, should certain sizes and types become a nuisance.

Dogs and cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as on a leash, help by a person capable of controlling the animal. At no time shall pets be allowed on or in common areas unsupervised, unleashed, or tethered to buildings or landscaping.

Pets shall not be walked on Association common grounds. Pets shall be cleaned up after immediately.

In accordance with the Declaration, each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association under the provisions of Section 6.2 in relation to pet waste.

The Association will strictly enforce the Municipal Leash Law in regards to pet maintenance.

Exterior

No exterior modifications, changes, additions, etc may be completed without prior review by the board of directors. This process takes a **minimum** of ten (10) days. Homeowners will be responsible for costs incurred to correct any unapproved modification, change, addition, etc. Requests for modifications need to be on the approved form available from the management company. Included with the approved form needs to be attached a copy of the plat for your Unit (which can be found in the POS) indicating the plans of such modifications and obtain utility locations.

A satellite dish may be installed only after you have received approval from your Board of Directors by submitting a design review form (which includes proposed location of dish) to the management office. Satellite dishes may not be installed on the front of any unit. Care will be taken to insure all exterior wires/cables/etc are hidden within the siding as much as possible, and shall be maintained in this manner.

Sheds may be installed only after you have received approval from your Board of Directors by submitting a design review form (which includes proposed location of shed) to the management office. Sheds must be screened behind a fence, located out of sight as best as possible. Sheds may be wood, painted and shingled to match residence, or neutral color (only) pre-fabricated vinyl – no metal sheds.

No basketball standards or other athletic fixtures shall be attached to any residences. Portable standards shall be maintained out of site during "off" season. There shall be no skateboard and/or bicycle ramps.

There shall be no exterior storage of any items, including trash cans.

Trash, garbage, refuse or other waste shall be disposed of through a designated container. No owner shall permit or cause any trash, garbage, refuse or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than the morning of pick-up day (Monday) and trash containers shall be put away, out of sight, no later than the evening of pick-up day. Please tidy up the trash can area after pick-up (pick up loose trash which may have blown out of your container).

Decks shall be maintained in a clean and orderly fashion. No storage of any kind is allowed on decks. Deck tables and chairs are acceptable.

Proper window coverings must be used in the windows visible from the street (no blankets, sheets, flags, foil, etc.), and shall be neutral in color when seen of the street.

Christmas decorations may be placed for display no sooner than October 1, and must be removed no later than January 31 (excluding "City of Light" white lights, which are removed after the last musher of the Iditarod crosses the finish line). All other holiday decorations shall be removed promptly at holiday end.

Residents are responsible for the proper maintenance of their yards to include mowing, fertilizing, watering, and reseeding as necessary. The standard for yards is that grass is to be green in color and free of weeds. Yard maintenance will be monitored and enforced. If a Unit Owner fails to maintain and repair his or her own unit, including the yard, fences, pavement or structures, to the standards established by the Associations Rules, the Association will maintain the Unit as needed to bring it up to Association standards and assess the Unit Owner for the expenses of such repairs or maintenance.

The area between adjoining unit's driveways may be improved upon only after you have received approval from your Board of Directors by submitting a design review form, outlining that you intend to improve this area (both neighbors must agree) in accordance with the approved guidelines (brick, see 1632 Hardwood Court). This improvement is a landscape upgrade and shall not be parked upon in whole or partially.

At no time shall residents push snow from individual driveways onto the common access drive.

Preventative & Emergency

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or common areas. In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time.

Violations

The Board of Directors reserves the authority to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time and to impose reasonable fines for infractions of all rules and regulations.

The Board of Directors adopted the following schedule of fines for violations: First violation \$75.00; Second violation \$150.00; Third violation \$300. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved. Parking infractions are \$250 per vehicle, per infraction.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.