

Woodstock Homeowners Association

REVISED RULES AND REGULATIONS

Rule #1: BUSINESS

This is a planned unit development for residential use, only. Condominiums may be rented or leased to others for residential use.

EXCEPTION: Telephone or Internet business may be performed by residents but must not increase pedestrian or vehicular traffic on the grounds.

Rule #2: CHILDREN

Residents are responsible for actions of children of their own, and children who are their guests. Children must not play so close to any building that they disturb the residents and must not create a disturbance of the peace.

Rule #3: PETS

Pets shall not be left unattended on the common areas, including on decks. Pets causing a disturbance or creating a nuisance shall be removed from the Association Property, if so directed by the Board of Directors. Dogs on the common area grounds shall be on a leash. It is the responsibility of pet owners to clean up their pets' droppings immediately.

Rule #4: NOISE

All residents have the right to quiet enjoyment of the property. Residents shall not create loud or other annoying noises, or offensive odors on the grounds. Quiet behavior is desired at all times, and is required between 9pm and 7am.

Rule #5: LITTERING AND DUMPSTER USE

All trash shall be placed in appropriate enclosed containers/dumpsters; it shall not be dropped or left lying in the common area. Residents must dispose of large items such as furniture, appliances, crates, construction materials, etc., elsewhere. Such items may not be placed in or on the ground near the dumpsters.

Rule #6: WINDOWS

No clothes, linens, signs, TV antennas, or air conditioners may be hung from, draped over, or placed on window sills. For complete window replacement, see paragraph 17.

Rule #7: DECKS

No clothes, linens, signs, TV antennas, or similar materials may be hung from, or draped over deck rails. Outdoor clotheslines, racks, etc., are prohibited. All cooking grills both charcoal and gas are prohibited.

EXCEPTION: Beach towels and mats may be draped over deck rails for a few hours until they are dry.

Rule #8: FIREWOOD

Firewood must be stored inside your unit or no closer than 30 feet from buildings.

Rule #9: PARKING

Only two vehicles per condominium are permitted on the common area parking lot, regardless of the number of occupants. All vehicles must be parked in marked spaces. During periods of snow removal – October 1 to May 1 – no vehicle may stay in the same space more than 48 hours, 2 consecutive days, unless permission is obtained from the Board or Manager. During the rest of the year, no

vehicle may stay in the same space more than 14 consecutive days. Unregistered vehicles will be towed away immediately at the expense of the Owner. The speed limit in the parking lot is 5 miles per hour.

Rule #10: REPAIR OF VEHICLES

No Major Repair of vehicles, or oil changes, is allowed in the parking lot, or other common areas. Any vehicle obviously not in running condition and left in the parking lot more than 48 hours will be towed away the expense of the Owner.

11 RECREATIONAL VEHICLES.

No Boats, trailers, snowmobiles, or other recreational vehicles may be parked in the parking lot. Such vehicles shall be towed away at the expense of the owners.

12 BICYCLES

Bicycles may be ridden only on the parking lot and the driveways, and entirely at the risk of the riders. They may be walked on the walkways, but not ridden on walkways or unpaved areas. Riders will not congregate, ride carelessly, or block traffic. Riders or parents allowing their children to ride or otherwise play on association property expressly hold the Woodstock Homeowners Association harmless from any liability arising therefrom.

13 MOTORCYCLES AND SKATEBOARDS.

Use of skateboards or off-road vehicles is prohibited on the common areas. Street-use motorcycles are permitted in the parking lot.

14 PERSONAL PROPERTY.

When not in use, bicycles, sports equipment, toys, and other personal items must be kept within a condominium or deck. Owners are responsible for keeping the areas around their condominium uncluttered and free from unsightly objects and offensive odors. The Property Manager is authorized to collect and remove any items in violation of this rule.

15 COMMON AREAS

Outdoor common areas such as grounds, walkways, parking lot, and driveways, shall be used only for access to condominiums except for occasional temporary activities which may be approved by the Board of Directors. Use of the picnic tables and the barbecue grills is permitted prior to 9pm. Use of the common areas shall not damage or increase maintenance of any part of the Woodstock development, and shall not disturb other residents. No loitering in the common areas is permitted.

16 COMMON AREA ALTERATIONS

Alterations, landscaping, maintenance, and repair of common areas next to their condominiums may be done by owners only with written permission of the Board of Directors. All other plantings shall be treated as common expense items. Repairs of damage caused by unreasonable or unauthorized use of common areas shall be assessed wherever possible against owners or residents responsible for the damage.

17 EXTERIOR BUILDING ALTERATIONS

No painting, repainting, repairs, or other alterations to the exteriors of buildings may be done without the permission of the Board of Directors. Residents shall promptly replace broken windows, and damaged or missing screens shall be replaced with screens of dark fabric and dark brown frames. Complete replacement of windows and frames must have prior Board approval.

18 LAWS.

Federal, State, County and local laws shall be enforced.

19 FIREARMS & FIREWORKS.

The use of firearms, air rifles and pistols is prohibited. The storage or use of fireworks anywhere in the Woodstock development is prohibited.

20 SATELLITE DISH ANTENNAS.

These are the guidelines which must be followed unless deviations are required in order to receive a strong satellite signal.

- a. Approval to install must be obtained prior to installation. Request forms are available in the Management Company's office, and instructions on the forms must be followed.
- b. The antenna must be installed by a licensed contractor.
- c. The antenna should be mounted on a gable end near the peak of the gable, or on a chimney chase (enclosure) above the roof line.
- d. Cables must be concealed as much as possible in the grooves of siding and along trim and fascia boards, and painted to match the building. The Management Company will do this painting.
- e. The owner shall be responsible for any damage to the property incurred during or after installation, repositioning, or removal of the antenna.
- f. The installer or the owner shall notify the Management Company when the installation has been completed so that the Manager can inspect the work and schedule the painting of the cable.

21 FIRE AND SMOKE ALARM SYSTEM

Each condominium is equipped with fire detectors which are and shall remain connected to monitoring equipment owned by the Association and monitored by a contractor, who will notify the fire department if a sensor signals heat. Each resident shall keep the sensors in his condominium clean and free from blockage by any object that might prevent proper functioning. The sensors must not be painted. Should any actions or inactions of any resident cause the malfunction of any sensor in his condominium, the Association shall repair or replace the damaged sensor(s) and ensure proper functioning of the affected system, all costs to be paid by the responsible resident. All Cost of maintaining the system equipment outside of individual condominiums shall be paid by the Association.

22 DELEGATION OF DUTIES

The Board of Directors may delegate to the Management Company its powers and duties to grant consent, approval, and permission; and to impose and collect fines as specified in these rules.

23 COMPLAINTS

Complaints of violations of any documents of this Association, including these rules, may be made to the Management Company by phone or in writing. If the resident is not satisfied with the response of the Management Company, he may request that a copy of his written complaint be phoned or faxed to the members of the Board of Directors at once for their action. The Management Company shall immediately comply with such a request. The Board shall, as soon as possible, decide on a response to the complaint and direct the Management Company to take the appropriate action, including prompt notification to the complainant of the action to be taken and when it will be done.

24 DUES AND LATE CHARGES

All dues are to be paid in advance and are due on the first day of every month. Late Charges:

- (a) A charge of \$25.00 will be added for dues postmarked 30 days after the 1st of the month.
- (b) Owners will be notified by mail of each and every late charge.
- (c) Late charges will be added to the dues for payment the following month.
- (d) Liens, at the Owners expense, will be filed against condominiums of owners whose dues are 90 days in arrears.
- (e) Foreclosure proceedings, at the Owners expense, shall be started on condominiums of owners whose dues and/or late charges are 120 days in arrears.

25 FINES

Owners are responsible and liable for all actions of their tenants and guests. Any expenses to the Association, as well as any fines resulting from actions of either owners or their tenants or guests, will be billed to the owner.

The Board of Directors shall have the power to impose reasonable fines, which can become liens against the property of the offender, for violations of any duties required by the Declarations of Covenants, Conditions, and Restrictions; the Bylaws; and any Rules adopted by the Board or the members. The failure of the Board to promptly enforce any of these requirements shall not be deemed a waiver of the right of the Board to do so thereafter.

Violation of any rule: First Offense – Warning to owner and tenant. Second and subsequent offenses - \$50.00 fine for each violation fourteen (14) days after notice to correct is sent by certified mail. A \$50.00 fine will be imposed every fourteen (14) days thereafter until the violation has been corrected and all previous fines have been paid.

The Board shall not impose a fine (a late charge is not a fine) until the following procedures have been followed:

- a. Notice. If a rule is violated, the Management Company shall serve the owner with written notice of the violation and demand that the owner comply with the rule at once. If the violator is a tenant, guest, or employee of the owner, then the owner, being ultimately responsible, is the person who shall receive the notice of violation and demand to comply. This notice shall also be posted on the door of the condominium of the violator.
- b. After delivery of the first notice, if the violation continues or recurs, the board shall cause to be delivered to the responsible owner by certified mail, a second notice, in writing, containing the following items:
 - (1) The nature of the alleged violation
 - (2) The sanction(s) proposed to be imposed.
 - (3) Notification that the owner may challenge the alleged facts and the proposed sanction(s).
 - (4) The name, address, and phone number of a Management contact to challenge the proposed actions.
- c. Hearing. If the owner challenges the facts or proposed sanction(s) a hearing by the Board in executive session shall be held, allowing the owner a reasonable opportunity to be heard. The Board shall send the owner notice of the date, time and place of the hearing. The date shall be not less than fourteen (14) days from the date of this notice of hearing. The owner shall be asked to attend and to produce any statements, evidence, and witnesses he wishes the Board to consider. Proof of notice may be either the owner's presence at the hearing or a copy of the notice and a statement of the manner of delivery by the person who sent or delivered the notice. The minutes of the meeting shall contain a statement of the decision of the Board and the sanction(s) imposed, if any.

26 VOTING RIGHTS.

After an appropriately noticed hearing all Association voting rights of owners whose dues, late charges, or fines are in arrears by any amount of time are hereby suspended until the amounts in arrears have been fully paid.

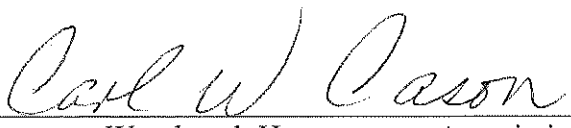
27 ADDITIONAL ENFORCEMENT RIGHTS.

Notwithstanding any provisions to the contrary, the Association may elect to enforce any provision of the CC&R's, the By-Laws, or the Rules & Regulations, by self-help, specifically including, without limitation, the towing of vehicles that are in violation of parking rules; or by suit in law or equity to enjoin any violation, or to recover monetary damages, or both, without compliance with the procedures stated above.

Statement of adoption of the Rules and Regulation

These Rules and Regulations have been adopted by the Board of Directors of Woodstock Homeowners Association by resolution on April 26, 2008 and become effective on May 25, 2008.

Signed 
President, Woodstock Homeowners Association

Signed 
Secretary, Woodstock Homeowners Association