

RULES AND REGULATIONS FOR WOODLAKE VILLAS

FINES WILL BE ASSESSED FOR RULE VIOLATIONS

1. The grassy areas and walkways in front of the buildings and entranceways to the units shall not be obstructed or used for any purpose other than ingress and egress.
2. No article shall be hung or shaken from the doors or windows, or placed upon the windowsills of the units, (with the exception of hanging plants and decorative wreaths). Also, Owners or Tenants shall not be allowed to put their names on any entry of the complex, and nothing shall be allowed at the entrance of any unit that alters the appearance. Welcome signs are permitted upon approval of the regime. If properly displayed, the current United States flag is allowed. All other flags must be approved in advance.
3. No bicycles, scooters, baby carriages, or similar vehicles or toys, or any personal articles shall be allowed to stand in any of the Common Areas or sidewalks. Common Areas include all areas adjacent to and immediately beyond the patios and entrance doors. No lawn furniture, picnic tables, potted plants, or garden hoses are allowed on the grassy areas. Landscaping edging is not permitted without consent from the Board of Directors. The following items only shall be allowed on the patio area: lawn furniture, cooking grills, plants, bicycles, and children's riding toys. **ITEMS WHICH ARE PROHIBITED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: FIREWOOD, SHELVING UNITS, BOXES, MOTORCYCLES, AND PLASTIC BABY POOLS.** Exceptions to those rules may be approved only by the Regime.
4. No awnings, window guards, ventilators, window fans, or window air conditioning devices shall be used in or about any building except such as shall have been approved by the Board of Directors.
5. No Owner or Tenant shall make or permit any noise that will disturb or annoy the occupants of any units in the complex, or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other Owners or Tenants. This includes blowing the horn of a vehicle for anything other than emergency use or warnings, any time of the day or night by an owner, tenant or any guest. The owner of the unit involved will receive a fine. No warnings will be issued.
6. Each Owner or Tenant shall keep his unit in a good state of preservation and cleanliness, and shall not sweep or throw, or permit to be swept or thrown therefrom, or from the windows thereof, any dirt or substances. Littering is prohibited.
7. All garbage and refuse from the units shall be deposited with care **IN** garbage containers and dumpsters intended for such purpose. All refuse must be taken immediately to the dumpsters and not left at the entrance of any unit. Refuse must be deposited in dumpsters and not left on the ground in and or around such dumpsters.
8. Bathroom facilities and other water apparatus in any building shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes, or any other articles be thrown into the same. Any damage resulting from misuse of any bathroom facility or other apparatus shall be paid by the Owner in whose unit shall have been caused.
9. No Owner or Tenant shall send any employee of the property manager out of the complex on any private business of the Owner or Tenant.
10. Swimming in the lagoons is NOT permitted.
11. Nothing shall be altered or constructed in, removed, or attached to the Common Area except upon the written consent of the Board of Directors, including screen/storm doors.
12. Any radio, television or other electrical equipment of any kind or nature installed or used in each shall fully comply with all rules, regulations, requirements, or recommendations of the board of Fire Underwriters and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage of injury caused by any radio, television, or other electrical equipment in such unit.
13. The agents of the Board or Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or unit in the buildings at any reasonable hour of the day after notification (except in the case of emergency) for the purpose of inspecting such unit for the presence of any vermin, insects, or other pests, and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or pests.
14. The Board of Directors, or its designated agents, must retain a key to each unit. No Owner or Tenant shall alter any lock or install a new lock or knocker on any door of a unit without the written consent of the Board of Directors. In such case consent is given, the Owner or Tenant shall provide the Board of Directors, or its agents, with an additional key pursuant to its rights of access to the unit.

15. All damage to the Common Area or limited Common Area caused by the moving or carrying of any article therein shall be paid by the Owner or Tenant responsible for the presence of such article.
16. Water shall not be left running any unreasonable or unnecessary length of time.
17. No Owner or Tenant shall use or permit to be brought into the complex any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, explosives, or articles deemed extra hazardous to life, limb, or property, without in each case obtaining written consent of the Board of Directors.
18. The Owners and Tenants shall close all windows while their units are unattended, to avoid possible damage from storm, rain, freezing, or other elements.
19. Draperies, curtains, blinds and screens must be installed by each Owner on all windows of their unit and must be maintained in such windows at all times. The color of the portion of draperies, blinds, or curtains visible from the exterior shall be a neutral white or off-white color. In addition, approved storm doors must be installed at the front door of every unit, properly maintained and remain closed at all times.
20. Any Owner or Tenant wishing to plant flowers, trees, or shrubs outside of their patio area must obtain permission from the Board of Directors before doing so. Each Owner and Tenant who does so will be responsible for replacement, upkeep, or damage to such flowers, trees or shrubs.
21. Firewood must not be stored next to buildings or patios unless on an approved rack. It must be stored at least two feet from the building and placed on a storage rack adjacent to the A/C condenser unit, so as not to hinder the pedestrian movement in the common areas. Other storage sites must be approved by the Regime. Colored tarps are not permitted to shelter firewood.
22. The use of birdfeeders is prohibited as this practice attracts squirrels and rodents to the buildings. Feeding of any animal outside of the villa is prohibited.
23. The Board of Directors and/or its Managing Agent reserves the right to limit outside displays related to holidays, weddings, birthdays, etc.
24. No loitering is permitted in the common areas. For the purpose of this rule loitering will be defined as: All owners/tenants who congregate in front of their units drinking alcohol, playing loud music or any way disturb or annoy the occupants of any units in the complex, or do or permit anything to be done which will interfere with the rights, comfort, or convenience of the other owners or tenants, **will be fined immediately.**
25. Occupancy Limits: Due to health, safety, and accommodation, total resident occupancy shall be as follows: (1) No more than four adult occupants per unit. (2) No more than six occupants (no more than four of which can be adults) per unit for and extended family. Owners who lease their unit must, prior to occupancy, provide the Property Manager with the following: (1) A copy of the lease. (2) A written list of all occupants who will reside in the unit, whether or not occupant(s) is on the lease.
26. Fine System: Fines for any violation of the rules and regulations shall consist of two parts: (1) Base Fine PLUS (2) Incurred Expenses fine (if any.) Fines will be added to Owner's monthly assessment. Owners are responsible for the acts or omissions of their guests, tenants, and guests of tenants, and are responsible for any fine associated with such acts of omissions. See attached schedule of fines.
27. Amenity passes will be restricted to four residents. Any residents wishing to obtain visitor passes may do so through the superintendent's office at the pool. A resident may request a visitor's pass which shall entitle the holder of the pass to use all amenities. Woodlake reserves the right to limit the number of Visitor's Passes issued.
28. COMPLAINTS REGARDING THE MANAGEMENT OF THE UNITS AND GROUNDS, OR REGARDING ACTIONS OF OTHER OWNERS AND TENANTS SHALL BE MADE IN WRITING TO THE BOARD OF DIRECTORS.
29. It shall be a violation of these Rules and Regulations to violate any federal, state or local law or ordinance. The operation of any business including, but not limited to daycare, food preparation and sales, is prohibited under this rule.
30. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.
31. These rules and regulations may be added to or repealed at any time by the Board of Directors.