

Rules and Regulations Summary

WOODBIDGE INN CONDOMINIUM ASSOCIATION, P.O. Box 210, Frisco, CO 80443

POST IN EVERY UNIT

- Automobiles need to be licensed and operable – permission required for vehicles parked over 30 days
- Vehicle Size Limit in the Garage is less than 18.5 feet
- Clubhouse Hours of Operation are 8 AM – 10 PM
- No offensive noise, smell or bright lighting should be emitted from a unit
- Habitual barking, yelping or howling is a nuisance and is not permitted
- Two household pets can be held per unit. Board approval is required for more pets per unit
- Clean up after and leash your dogs (Frisco Ordinance)
- No external sound system, TV or speakers are allowed on the decks
- Satellite Dishes or Antennas are not permitted unless approved by the Board of Managers
- No Trailers, Motor Homes, Campers, Boats, Semi Tractor Trailers, Motorcycles on Trailers, Jet Skis, ATV's or Snow Mobiles are allowed on Woodbridge Inn Property
- Storage – Porch, Patio, Deck, Stairs, Walkways, and Driveway needs to be kept in a clean, safe and sanitary condition; no garbage, fire hazards, health risks or unsightly objects are allowed on the property
- Garbage needs to be immediately removed and disposed of; Boxes need to be broken down before being placed in the dumpster
- No immoral, improper, offensive or unlawful use shall be permitted in a unit
- Seasonal decorations are allowed for less than 60 days
- Home Improvements must abide by Code and Exterior changes need permission of the Board
- Exterior Color should match the General Color Scheme (Windows, Doors, and Sliders)
- Allowed Signs are the Woodbridge Inn Property Sign, Property Management and Notification Signs, Real Estate "For Sale" and "For Rent" Signs (need to be less than 5 square feet); Unit 111 is allowed 4 lit or Neon Signs in addition to the "Name of Restaurant" Sign
- Owners need to maintain their units in a habitable state and are responsible for repairs within their units
- Owners need to furnish the Woodbridge Inn Home Owners Association with a valid mailing address
- Owners are responsible for damage to Common Elements caused by negligence of their tenants and occupants
- Violations of Rules, Regulations, Bylaws and Declarations will be subject to Violation Letters, Fines and Lien Proceedings as outlined in the Woodbridge Inn SB-100 documents "Collection Policy" and "Notice and Hearing and Enforcement Policy".
- An Owner's Right to Vote may be suspended if the Owner does not comply with Rules/Regulations or Obligations

Thank You Very Much for Your Understanding and Supporting the Cooperative Purpose for which Our Condo Association was built.

The Board of Managers – February 2008