

# WOODBIDGE INN CONDOMINIUM ASSOCIATION (WbICA) RULES AND REGULATIONS

## **PARKING**

1. Automobiles need to be licensed and operable – permission from the board is required for vehicles parked over 30 days. Automobiles may not be stored on the property.
2. Vehicle length limit is 18.5 feet in both covered and open spaces. No vehicle should block the safe passage through the parking areas.
3. Vehicles can be up to ¾ ton. Vehicles over ¾ ton may not park in the Woodbridge parking lots or garages.
4. 1 vehicle per space. The only exception would be 2 motorcycles in one space.
5. Assigned garage spaces may only be used by the labeled unit. Other unit's spaces may not be used even if empty at the time parking is needed.
6. No boats, trailers, campers, ATVs, off road bikes or parts of cars such as removable doors or tops, may be placed in the parking space
7. No trailers, motor homes, campers, boats, semi-tractor trailers, motorcycles on trailers, jet skis, ATV's, snow mobiles or similar vehicles, are allowed on Woodbridge Inn Property.

## **BUILDING AND GROUNDS**

8. Clubhouse hours of operation are 8:00 AM – 10:00 PM.
9. No offensive noise, smell or bright lighting should be emitted from a unit.
10. Quiet hours are observed between 10:00 PM and 8:00 AM. Sounds should never be unreasonably loud or annoying.
11. No external sound system, TV or speakers are allowed on the decks.
12. Satellite dishes or antennas are not permitted.
13. There is no storage allowed on porches, patios, deck, stairwells, walkways, garages, parking lot and driveways. All areas need to be kept in a safe and sanitary condition; no garbage, fire hazards, health risks or unsightly objects are allowed in these areas. Walkways across the front of the building must be kept clear at all times.
14. Garbage and recycling need to be immediately disposed of in the dumpster; it must not sit on decks or patios at any time. Boxes must be broken down before being placed in the dumpsters.
15. No immoral, improper, offensive or unlawful use shall be permitted in a unit.
16. Seasonal decorations are allowed for less than 30 days.

## **PETS**

17. Two household pets can be held per unit.
18. Habitual barking, yelping or howling is a nuisance and is not permitted.
19. Clean up after and leash your dogs (Frisco Ordinance). Dogs must be walked away from the building.

## **UNIT MAINTENANCE AND IMPROVEMENTS**

20. Interior home improvements must abide by code, and exterior changes need permission of the Board of Managers. It is suggested that changes to the interior be done by licensed, insured workmen. Problems arising from units, such as water leaks, that cause damage to surrounding units, are the responsibility of the homeowner of the unit where the malfunction occurred. Interior changes requiring a connection to existing systems (water, electricity) requires property management to notify building residents about system shutdowns and must be coordinated through them.
21. Exterior changes must match the general color scheme (outside walls, windows, doors, and frames) as well as the style of doors, windows and building. Board members are regular homeowners like yourself, and request a description in lay language to be able to determine whether the exterior changes match the color scheme and style of the current exterior features. Include current pictures of the outside of the part of your unit of the areas you want to change as well as pictures or diagrams of the changes you want to make. Include an impact statement of the changes to the building. The Board does not need the *contract* for the work unless it describes or pictures the actual work to be done. Board approval is for the physical appearance of the work, not the contract. Allow a minimum of 20 days for approval.
22. 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).
23. Owners need to maintain their units in a habitable state and are responsible for repairs within their units and for any damage to surrounding units if a malfunction (such as a water leak) originating from their unit damages other units.
24. Owners are responsible for damage to common elements caused by negligence of their tenants and occupants.
25. All Guidelines for Trash and Recycling must be observed. Owners will be charged for remediation of items incorrectly left on the grounds. Current Trash and Recycling guidelines are available on <http://woodbridgeinn.org/>

## **ADMINISTRATIVE**

26. Owners must furnish the Woodbridge Inn Home Owners Association property manager with a valid mailing address.
27. Violations of Rules, Regulations, Bylaws and Declarations will be subject to the WbICA Notice and Hearing and Enforcement Policy and Procedures.
28. Fines and Lien Proceedings are as outlined in the "WbICA Owners Collection Policy" and "Notice and Hearing and Enforcement Policy and Procedures".
29. An owner's right to vote may be suspended if the owner does not comply with the WbICA documents.
30. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.