

WOODBIDGE INN CONDOMINIUM ASSOCIATION (WbICA) RULES AND REGULATIONS

Owners are responsible for their guests, tenants, contractors and other services associated with their unit

A. 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 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.

B. BUILDING AND GROUNDS

7. Clubhouse hours of operation are 8:00 AM – 10:00 PM.
8. No offensive noise, smell or bright lighting should be emitted from a unit.
9. Quiet hours are observed between 10:00 PM and 8:00 AM. Sounds should never be unreasonably loud or annoying.
10. No external sound system, TV or speakers are allowed on the decks.
11. Satellite dishes or antennas are not permitted.
12. 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.
13. Garbage and recycling need to be immediately disposed of in the dumpster; it must not sit on decks or patios or in garages at any time. Boxes must be broken down before being placed in the dumpsters.
14. No immoral, improper, offensive or unlawful use shall be permitted in a unit.
15. Seasonal decorations are allowed for less than 30 days.

C. PETS

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

D. UNIT MAINTENANCE AND IMPROVEMENTS

19. Interior home improvements must abide by city 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.
20. Exterior changes require board approval and must match the general color scheme (outside walls, windows, doors, and frames) as well as the style of doors, windows and building. A description, in lay language, is required, so the board can determine whether the exterior changes match the current exterior features. Include current pictures of the outside of your unit of the areas where the change is proposed, 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.
21. Construction trailers and equipment may not be on grounds or buildings without prior written Board approval displayed on/in the equipment. Equipment should only be on decks from 8:00 AM to 6:00 PM Monday – Friday.
22. Construction work inside or outside the units must only be undertaken between the hours of 8:00 AM and 6:00 PM Monday to Friday without prior written Board approval, so as to contain noise and disturbance to residents.
23. 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).
24. 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.
25. Owners are responsible for damage to common elements caused by negligence of their tenants and occupants.
26. 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/>

E. ADMINISTRATIVE

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

No Waiver of Rights: Failure by the Association to enforce any provision of these Regulations shall in no event be deemed to be a waiver of the right to do so thereafter. Thank you very much for your understanding and supporting the cooperative purpose for which our Homeowners Association was built. The Board of Managers – January 2021