

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

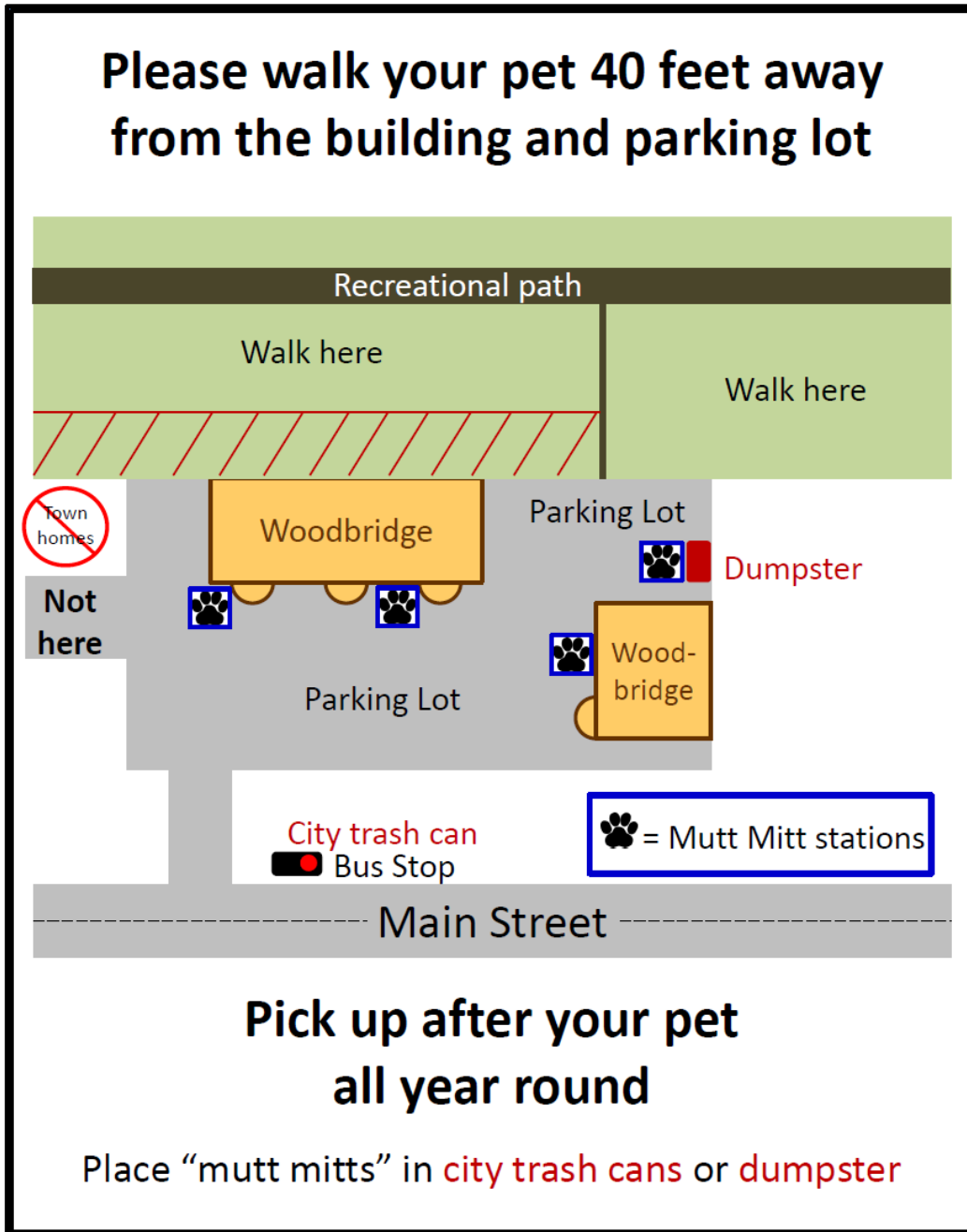
1. Vehicles need to be licensed and operable – permission from the board is required for vehicles parked over 30 days. Automobiles may not be stored on the property.
2. Vehicle length limit is 18.5 feet in both covered and open spaces. No vehicle should block the safe passage through the parking areas.
3. Vehicles can be up to $\frac{3}{4}$ ton. Vehicles over $\frac{3}{4}$ 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, snowmobiles, or vehicles with actively used sleeping quarters, are allowed on Woodbridge Inn Property.

B. BUILDINGS AND GROUNDS

7. Clubhouse hours of operation are 8:00 AM – 10:00 PM.
8. Use of the laundry facility in the Clubhouse is only permitted when using the sign-up sheets located in the clubhouse. Sign up and adherence to the sign up time for the washer and dryer is required.
9. No animals are allowed in the Clubhouse.
10. Use of the Clubhouse is dependent upon appropriate behavior.
11. Smoking is prohibited outside on Woodbridge property and all common elements, including but not limited to anywhere on the grounds, parking lots, garages, clubhouse, and front and back balconies. Outdoor disposal of any burning object such as a cigarette or match is also prohibited.
12. No noise, smell or bright lighting should be emitted from a unit which is unreasonable, unlawful or substantially interferes with another homeowner's right to enjoy their own property. Owners are responsible for the smoking rules within their condo, and should keep in mind that smells such as smoke travel easily between units and can present a nuisance.
13. Quiet hours are observed between 10:00 PM and 8:00 AM. Sounds should never be unreasonably loud or annoying.
14. No external sound system, TV, or speakers are allowed on the decks.
15. Satellite dishes or antennas are not permitted to be mounted on the building or railings.
16. There is no storage allowed in common areas including but not limited to 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.
17. 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.
18. No hibachi, gas-fired grill, charcoal grill, or other flame producing device used for cooking, heating, or any other purpose, shall be used or kindled on any balcony.
19. No immoral, improper, offensive or unlawful use shall be permitted in a unit.
20. Seasonal decorations are allowed for less than 30 days.

C. PETS

- 21. Two household pets can be kept per unit.
- 22. Habitual barking, yelping or howling is a nuisance and is not permitted
- 23. Clean up after and leash your dogs. (Frisco Ordinance). The leash must be held by a responsible person. Even good dogs must be on a leash. Walk dogs at least 40 feet away from the base of each building – see dog walking map below. You may not walk the dogs down the driveway of the townhomes beside Woodbridge.



D. UNIT MAINTENANCE AND IMPROVEMENTS

24. 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.
25. 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 3 weeks for approval. You must check with the Town of Frisco for building permits needed and provide the Board a copy of the permit or a statement from the Town that a permit is not needed. Any changes permitted to be made to the building exterior are required to be maintained and repaired by the owner of the unit associated with the change.
26. 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.
27. Construction work inside or outside the units must only be undertaken without prior written Board approval between the hours of 8:00 AM and 6:00 PM Monday to Friday, so as to contain noise and disturbance to residents.
28. Owners need to maintain their units in a habitable state and are responsible for repairs within their units and to mitigate any damage to surrounding units if a malfunction (such as a water leak) originates from their unit.
29. Owners are responsible for damage to common elements caused by their negligence or the negligence of their tenants and occupants.
30. 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

31. Owners must furnish the Woodbridge Inn Condominium Association Property Management with a valid mailing address.
32. To avoid increases in insurance rates due to insurer underwriting determinations related to short term rentals, and as required by the Association's property insurance provider, Owners who use their units for Short Term Rental must employ a minimum 3-night stay.
33. Violations of Rules, Regulations, Bylaws and Declarations will be subject to the Covenant Enforcement Policy 2022
34. Fines and collection proceedings are as outlined in the Covenant Enforcement Policy 2022 and Collection Policy 2022
35. An owner's right to vote may be suspended if the owner does not comply with the WbICA documents.
36. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
37. **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 – August 2023*