

## **WOODBIDGE INN CONDOMINIUM ASSOCIATION RULES**

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

### **A. PARKING**

1. Vehicles must be licensed and operable. Board permission is required for vehicles parked for over 30 days. Automobiles may not be stored on the property
2. The maximum vehicle length permitted is 18.5 feet for both covered and open spaces. Vehicles must not obstruct safe passage through parking areas.
3. The maximum vehicle weight permitted is  $\frac{3}{4}$  ton. Vehicles exceeding this limit are prohibited in Woodbridge parking lots or garages, except during service calls to Woodbridge owners or the Homeowners Association.
4. One vehicle is permitted per space, except for two motorcycles, which may share one space.
5. Assigned garage spaces may only be used by the designated Unit, one space per unit; other Units' spaces may not be used, even if vacant. Outside parking does not have assigned spaces. ***SEE APPENDIX 1: Woodbridge Condominium Parking Map***
6. No trailers, motor homes, campers, boats, semi-tractor trailers, motorcycles on trailers, jet skis, ATV's, snowmobiles or similar vehicles are permitted on Woodbridge Inn property. Sleeping in vehicles or camping on Woodbridge Inn property is prohibited.

### **B. BUILDINGS AND GROUNDS**

7. Clubhouse hours of operation are 8:00 AM – 10:00 PM.
8. Use of the Clubhouse laundry facility is permitted only with prior registration on the sign-up sheets in the Clubhouse. Users must adhere to their designated times for the washers and dryers.
9. Use of the Clubhouse is contingent upon appropriate behavior. Be safe, be respectful, be responsible.
10. Animals are not permitted in the Clubhouse.
11. Smoking is prohibited on Woodbridge property, including all common areas such as grounds, parking lots, garages, the clubhouse, and front and back balconies. Outdoor disposal of any burning object, including cigarettes and matches, is also prohibited.
12. Units must not emit unreasonable noise, odors, or bright lighting that interferes with another homeowner's enjoyment of their property. Owners are responsible for compliance with smoking rules within their own condo. Be aware that smoke and other odors can easily travel between Units, creating a nuisance.
13. Quiet hours are from 10:00 PM to 8:00 AM. Sounds must not be unreasonably loud or annoying at any time.
14. External sound systems, TVs, or speakers are not permitted on decks.
15. Satellite dishes and antennas may not be mounted on the building or railings.

16. Storage is not permitted in common areas, including porches, patios, decks, stairwells, walkways, garages, parking lots, and driveways. All areas must be maintained in a safe and sanitary condition, free of garbage, fire hazards, health risks, or unsightly objects. Walkways in front of the building must always remain clear.
17. Trash and recycling must be promptly disposed of in the dumpster and may not be left on decks, patios, garages or other areas on the property. **SEE APPENDIX 2: How to Use Bearproof Dumpsters**
18. All Trash and Recycling Guidelines must be followed. Owners will be charged for improper disposal. Boxes must be flattened before disposal in the dumpsters. **SEE APPENDIX 4: Woodbridge Recycling Guide; APPENDIX 5: Unacceptable Material for Dumpster**
19. No hibachi, gas grill or firepit, charcoal grill, or other flame-producing devices may be used on any balcony.
20. No immoral, improper, offensive, or unlawful use is permitted in any Unit.
21. Seasonal decorations are permitted for less than 30 days.

#### **C. PETS**

22. Each Unit is permitted a maximum of two household pets. Owners may disallow pets in their own Units.
23. Habitual barking, yelping, or howling is considered a nuisance and is prohibited.
24. Clean up after and leash your dogs, [Frisco Code of Ordinances](#). A responsible person must hold the leash. When outside a Unit, dogs must be leashed, or controlled using an appropriate carrier, and must be walked at least 40 feet from the base of each building. Dogs walking on the driveways of the townhomes beside Woodbridge is prohibited. **SEE APPENDIX 3: Dog Walking Map**

#### **D. UNIT MAINTENANCE AND IMPROVEMENTS**

25. Interior home improvements must comply with [Frisco Code of Ordinances](#) and be completed by insured, licensed, contractors in applicable trades. Homeowners are liable for any damage their improvements cause to other Units, the building, or infrastructure. Changes involving building systems (water, electricity) require coordination with property management for resident notification and access to the mechanical room.
26. Exterior changes require board approval and must match the building's color scheme and style. Submit a description, current photos, proposed visuals, and an impact statement. Board approval is based on appearance and structural soundness; the contract is only needed if it details the work. Allow at least three weeks for approval. Changes must comply with [Frisco Code of Ordinances](#) and be completed by insured licensed, contractors in applicable trades. Provide the Board with a Town of Frisco Building permit copy or confirmation that none is needed. The Unit owner must maintain any approved exterior modifications.
27. Construction trailers and equipment require prior written Board approval, which must be displayed on the equipment. Equipment may be on decks only from 8:00 AM to 6:00 PM, Monday to Friday, unless otherwise authorized in advance by the Board in writing.

Construction work, inside or outside, must also be limited to these hours to minimize disturbance.

28. Owners must keep units habitable, are responsible for internal repairs, and must mitigate any damage to surrounding units or the building from issues originating in their unit. Owners are responsible for damage to common areas caused by the negligence of themselves, tenants, occupants, or contractors.

#### **E. ADMINISTRATIVE**

29. 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 using Units for short-term rentals must enforce a minimum 3-night stay. Additionally, there shall be no more than 16 Units approved for Short-Term Rentals at any time. Owners must obtain written Board approval and must hold a valid [Frisco Short-Term Rental License](#), before renting Units for fewer than 30 days. **SEE APPENDIX 6: Permission to Rent Unit for less than 30 Days**
30. Owners must provide the Woodbridge Inn Condominium Association Property Management with a valid mailing address.
31. Violations of Rules, Bylaws, and Declarations are subject to the 2022 Covenant Enforcement Policy. Fines and collections follow the 2022 Covenant Enforcement and 2024 Collection Policies.
32. An owner's voting rights may be suspended for non-compliance with the Woodbridge Inn Condominium Association documents.
33. All applicable federal, state, and local laws, ordinances, and regulations must be followed.
34. **No Waiver of Rights:** The Association's failure to enforce any provision of these Rules does not waive its right to enforce them in the future.

*Thank you very much for your understanding and supporting the cooperative purpose for which our Homeowners Association was built.*



Woodbridge Inn Condominium Parking Map  
31 residential units

West Building

Outside parking  
No assigned spaces

East Building

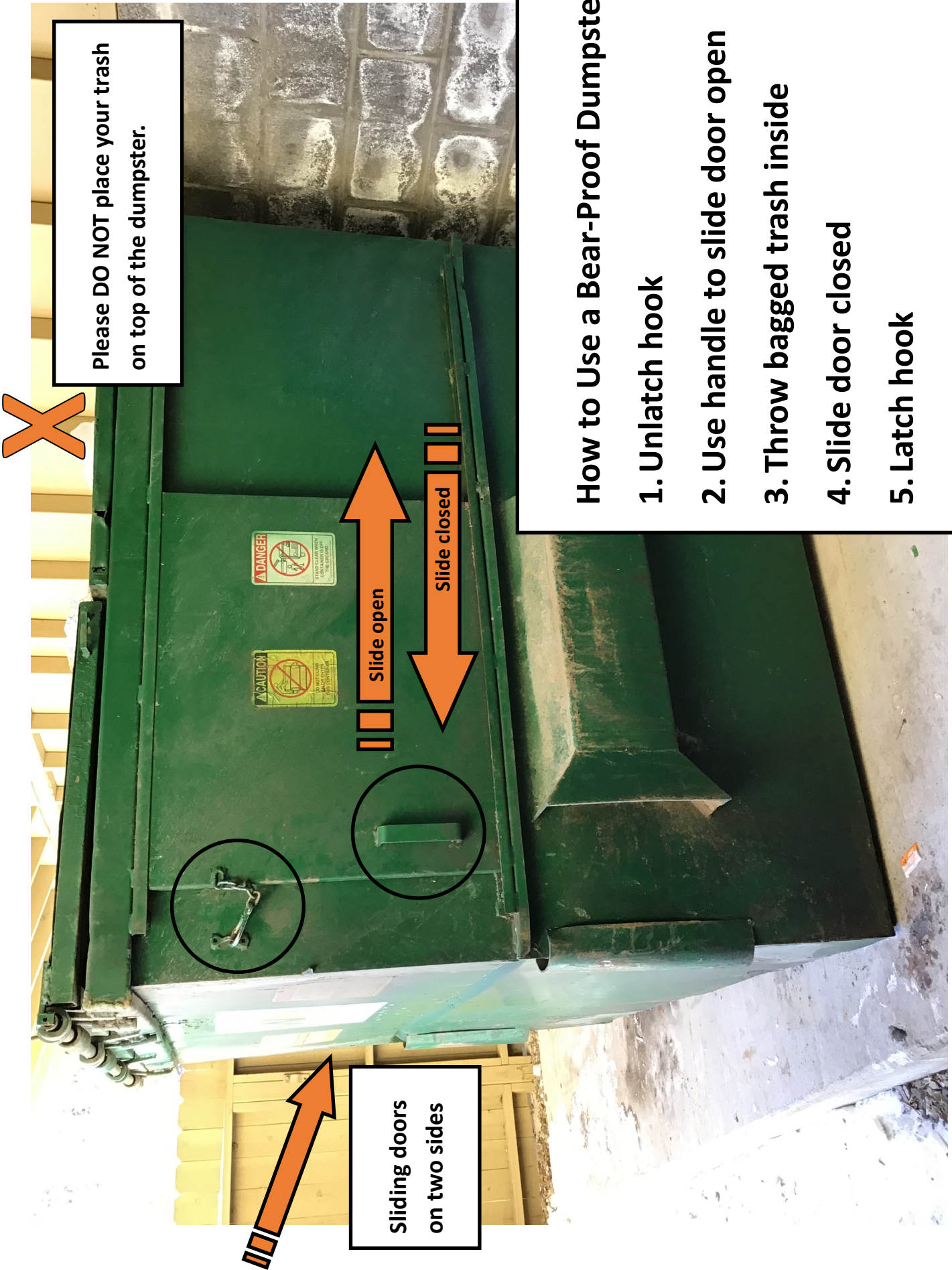
**Additional Parking**

**Covered parking** on ground level under each building

East building – 1 labeled space per East building unit Units 101-107; 201-208; 301-307 (22 units)

West building – 1 labeled space per West building unit Units 111-113; 213-215; 313-315 (9 units)

Unit 108 is the Clubhouse and does not have a parking space (1 unit)



Please **DO NOT** place your trash on top of the dumpster.

X

Sliding doors on two sides

Sliding doors on two sides

Slide open

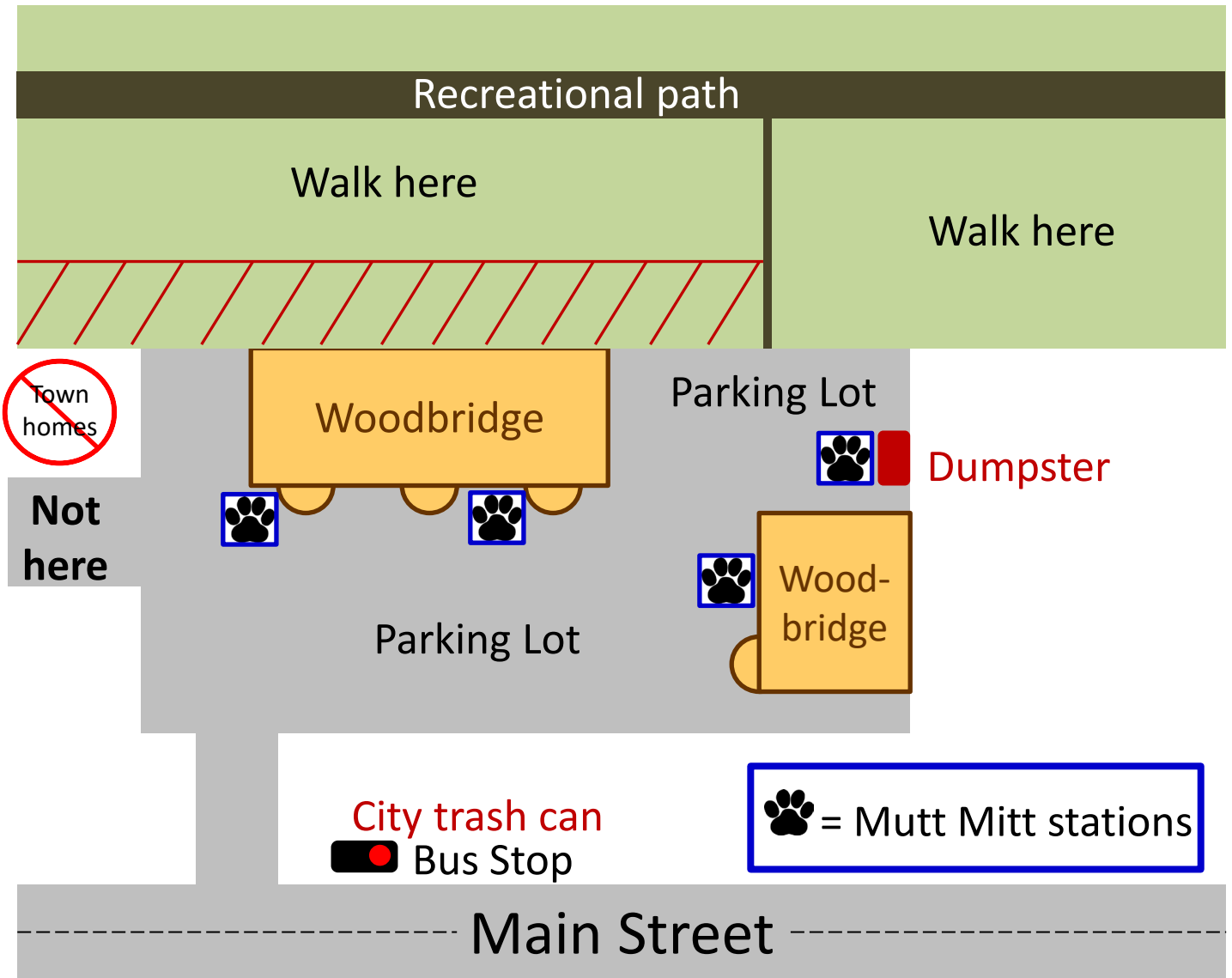
Slide closed

**DANGER**  
DO NOT OPEN THE DUMPSTER  
UNLESS YOU ARE WEARING  
YOUR SAFETY BELT AND  
STANDING ON THE CURB.

**CAUTION**  
DO NOT OPEN THE DUMPSTER  
UNLESS YOU ARE WEARING  
YOUR SAFETY BELT AND  
STANDING ON THE CURB.

- ### How to Use a Bear-Proof Dumpster
1. Unlatch hook
  2. Use handle to slide door open
  3. Throw bagged trash inside
  4. Slide door closed
  5. Latch hook

# Please walk your pet 40 feet away from the building and parking lot



## Pick up after your pet all year round

Place "mutt mitts" in **city trash cans** or **dumpster**

# SINGLE STREAM RECYCLING

ALL OF THESE RECYCLABLES CAN GO INTO ONE BIN



#1-#7 PLASTIC BOTTLES & TUBS



ALUMINUM & TIN CANS  
(PLEASE RINSE)



NEWSPAPER, PAPER,  
CARDBOARD & PAPERBOARD



MILK & JUICE CARTONS

## THESE ITEMS CANNOT BE RECYCLED IN SINGLE STREAM RECYCLING BIN:



NO PLASTIC BAGS OR TRASH  
*Do not put recyclables in plastic bags.*



NO GLASS



NO PLASTIC PACKAGING,  
WRAP OR FILM



NO PAPER CUPS  
OR TO GO CONTAINERS



NO STYROFOAM



NO FOOD WASTE

SEPARATE AND TAKE GLASS TO  
RECYCLING CENTER.  
NO GLASS IN SINGLE STREAM RECYCLING.



HIGH COUNTRY  
CONSERVATION CENTER

QUESTIONS? CALL 970.668.5703  
HIGHCOUNTRYCONSERVATION.ORG

## Appendix 5

### Waste Management – Unacceptable materials for metal dumpster



<https://support.wm.com/hc/en-us/articles/115000068191>

- Aerosol cans
- All liquids
- Animals
- Antifreeze
- Appliances
- Asbestos
- Barrels
- Batteries
- BBQs/grills
- Bicycles
- Box springs
- Bricks
- Carpets
- Chairs
- Chemical products
- Computers
- Concrete
- Couches
- Desks
- Dirt
- Doors
- Electronics
- Exercise equipment
- Flammable liquids
- Furniture
- Hazardous waste such as
  - ammunition
  - asbestos
  - batteries
  - chemicals
  - fluorescent light tubes
  - tires
- Herbicides & pesticides
- Industrial waste
- Lawn mowers
- Lead paint chips
- Lubricating/hydraulic oil
- Mattresses
- Medical waste
- Microwaves
- Monitors
- Motor oil
- Oil filters
- Other oils
- Paint (except completely dried latex paint cans, no liquids)
- Patio furniture
- Petroleum-contaminated soil
- Propane tanks
- Radioactive material
- Railroad ties
- Sinks
- Solvents
- Tables
- Televisions
- Tires
- Toilets
- Transmission oil
- Tubs
- Water heaters

For disposal of these items, contact the Summit County Resource Allocation Park (SCRAP) at 970.468.9263 or <http://www.co.summit.co.us/103/Landfill-Recycling>

Location: 639 Landfill Road, two miles north of Keystone, Colorado, 0.2 miles north of U.S. Highway 6.



## Woodbridge Inn Permission to rent unit for less than 30 days

Must have a Town of Frisco Short Term Rental (STR) License

Complete and send to [kerry@basicproperty.com](mailto:kerry@basicproperty.com) and [woodbridgeboard@googlegroups.com](mailto:woodbridgeboard@googlegroups.com)

**Date:**

**Owner Name(s), Email address(es) and Phone Number(s)**

Name(s)	Email address	Phone Number

**Owner mailing address**

**Unit Number**

**Town of Frisco STR License Number**

**Emergency Contact Name and phone number on STR License**

Name	Phone Number

**Emergency Contact email address**

**Owner Signature**

**OFFICE USE ONLY – DO NOT WRITE IN THESE BOXES**

**Date permission granted:**

**Board Member or BPM Staff Signature**

**Printed Name**

*The signed copy will be sent to the homeowner. Only 16 homeowners may have rental permission at any time. A waitlist will be created on a first-come, first-served basis if more than 16 owners apply.*