



**Woodside Village
Homeowners Association**

RULES & REGULATIONS

I. Introduction

- A. It shall be understood that the term “Association”. As defined in Article IV, Section 1 of the Code of Regulations, refers to those individuals who make up the Executive Board**
- B. Woodside Village Association (Association), acting through its Executive Board, has clarified its Rules and Regulation (Regulations) below. These Regulations may be amended from time to time by resolution of the Executive Board.**
- C. Whenever in the these regulations reference is made to “unit Owners”, such term shall apply to the owner of any Unit, to his family, tenants whether or not in residence, servants, employees, contractors, agents, visitors and to any guests, invitees or licensees of such Unit Owner, his family or tenant of such Unit Owner. Wherever in the se Regulations reference is make to the Association, such reference shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.**
- D. The Unit Owners shall comply with all the Regulations hereinafter set forth governing the Unit, common areas, drives, recreational areas, grounds, parking areas and any other appurtenances.**
- E. The Association reserves the right to alter, amend, modify, repeal or revoke these Regulations and any consent or approval given hereunder at any time by resolution of the Association.**
- F. Some Regulations are taken in whole or in part from applicable provision in the Declaration or the Act. In the event of any conflict or ambiguity, the applicable provisions of the Declaration or the Act shall govern.**
- G. The Executive Board is empowered by the Declaration, the Code of Regulations, previous Rules and Regulations, and these Regulations to take such legal and or administrative action as may be necessary to ensure that all those subject to the Regulations adhere to the provisions of these Regulations.**

II. Rules and Regulations: Homeowners and tenants must adhere to all township codes and regulation. These regulations include, but are not limited to the following:

A. Nuisances:

- 1. Township noise ordinance: Yelling, shouting, furniture delivery, moving vans, construction, music, radio, TV, Power Tools, animals, motor vehicles are prohibited during the following hours:**

Sun-Friday 10pm – 7am

Friday – Sun 11pm – 8am

Township Fine: First offense	\$200
Subsequent Offense	\$350/each

B. Animals:

1. Actions which constitute a nuisance include but are not limited to : Offensive odors, excessive noise and unsanitary conditions.
2. Owners are responsible for clean up of their pets droppings when pets are walked upon the Common Elements.
3. It is unlawful for dogs to run loose or to be on a leash more than 8 feet long.
4. Violators are subject to Township fines ranging from \$100-\$1000.

C. Trash:

1. According to Township regulation, trash is to be placed curbside the evening before pickup. Cans are to be placed behind homes at the end of pickup day.
2. Trash is to be kept in secure containers and is not to blow onto neighbors lawns.
3. Offenders are subject to township fines.

D. Maintenance:

1. It is the owner's responsibility to maintain his/her property. A certified letter, return receipt requested will be sent informing the owner of necessary repairs. If required work is not completed within 30 days of notification, the Association will, in compliance with Article VII, Section 2 of the Code of Regulations, make the necessary repairs at the owners expense.
2. Dangerous conditions not corrected after two notices from the Board will be reported to the township.
3. Requests to make any exterior changes must be submitted, in writing, to the Board and approved, in writing, before any such work may begin.
4. Failure to obtain this approval will result in removal of structure at owner's expense.
5. In order to maintain uniformity of color, any painting of doors, storm doors, windows, shutters, etc. Must be brown or beige.

E. Vehicles:

1. Residents war to park in their numbered spaces. There is to be NO PARKING in unmarked areas.
2. Drivers are to maintain a speed of no more than 15 MPH within the circle.

F. Lights:

1. Outside Lights are to be kept on every night from dusk until dawn.

G. Dues:

1. Association dues payments are due the FIRST of each month. A late fee of \$5.00 per month will be applied after the TENTH.
2. After 3 (three) months of non-payment, a claim will be filed with the District Judge. Any fees related to this claim will be charged to the owner.

H. Rentals:

1. Unit owners shall inform the Board THIRTY days prior to any move ins or move outs.
2. Township permits and inspection of rental units will be strictly enforced.
3. Association fees are the sole responsibility of the owner.