

WOODBIDGE

HOMEOWNERS ASSOCIATION

Rules & Regulations

Adopted 10/10/09, Update Revision Adopted 11/26/13, Update Revision Adopted 1/8/15, Update Revision Adopted 5/13/15,
Update Revision Adopted 5/26/16, Update Revision Adopted 9/21/16, Update Revision Adopted 11/1/17, Updated Revision Adopted 4/1/19,
Updated Revision Adopted 6/1/20

This **SHORT** listing of ***Rules & Regulations*** is for quick reference. Please refer to the CC&R's for the complete regulations. Owners are responsible to inform their family, guests and tenants of the ***Rules & Regulations*** and are responsible for their actions. State Law now allows HOA's to ALSO fine Tenants for HOA rule violations.

PETS: NO animals, dogs, cats or other household pets may be kept, bred, or maintained in any unit or on the common areas for any reason or for any length of time. An animal or pet in the project or in a unit carries a \$100 per day fine. *Certified Assistance Animals* must be under direct control of their handler, never left unattended, be on a leash when outside unit, be immediately cleaned up after and shall not unreasonably disturbed, cause damage to, chase or bite others.

TRASH CONTAINERS: Trash containers must be kept in their assigned spot. Trash containers may only be placed on the street the night before trash day and must be removed from the street on trash day after pick-up. A \$50 fine will be assessed for Trash Cans left on the street other than indicated above.

PARKING: Park only in your assigned parking space and garage. **Parking is NOT permitted in the Street, in front of garages or in driveways.** Extra vehicles and VISITORS must park on Indian Hills Drive. Inoperable, Unlicensed, Recreational Vehicles and Utility Trailers are not permitted on the property. Violations will be towed without further warning at the vehicle owner's expense. **If your vehicle is towed, contact D&S Towing at (435)680-8514.**

DAMAGE: Any damage to the exterior of any unit, ie: rain gutters, down spouts, stucco, roofs and etc. shall be repaired and assessed back to the unit owner plus a \$25 handling fee.

MECHANICAL REPAIR and CAR WASHING: No mechanical work or other maintenance work/car washing on vehicles is permitted anywhere on the property.

POOL: The pool is for RESIDENTS ONLY. Guests are permitted ONLY when accompanied by an Adult Resident. Observe all posted pool *Rules & Regulations*. "Pool Paddle" must be visible at all times in pool area.

NUISANCE: Be a respectful and good neighbor. Keep sound from TV's, radio's, stereo's, and etc. as low as possible so as to not disturb neighbors. Do not race car engines, honk horns or otherwise disturb the neighborhood.

COMMON AREAS: Landscaping, Sidewalks, Driveways and Roads are not to be used for storage of furniture, toys, games, etc. Such items found in the Common Areas will be picked up and thrown in the garbage without further notice. An owner whose occupants discard trash or furniture, other than in their trash can, in common areas will be assessed the cost of removal plus the offered **\$50 REWARD**. **REWARD OFFERED:** Any resident who can identify which unit discarded trash or furniture items will be given a \$50 Reward. Proof is an eye witness report in writing.

FRONT PORCHES: Front porches are to be kept clean and free from objects such as bikes, toys, furniture, barbeques, storage and etc. Please keep **Woodbridge** a clean and desirable place to live.

REAR PATIOS: Rear patios are to be kept clean and neat and may not be used for storage. Only normal patio furniture, bikes, toys and your trash receptacle may be kept on rear patios. Any use or storage of a BBQ grill (propane, natural gas, charcoal) must be at least 10' away from any building.

SEASONAL DECORATIONS: Seasonal Decorations are permitted but must be removed immediately following the holiday. DO NOT penetrate building to hang decorations or lights. Any penetration or damage caused to the building will be repaired and assessed back to the unit owner plus a \$25 handling fee.

ARCHITECTURAL CONTROL: No changes, additions or modifications to any unit or yard may occur without first obtaining the prior written consent of the *Architectural Control Committee*. This includes such items as screen doors, window tinting, planting in the grounds and etc. **Satellite Dishes** may only be place in planter area and not on buildings or roofs.

INSURANCE: Woodbridge HOA provides the structure insurance on each unit. However, the Unit Owner is responsible to pay the **\$10,000 Deductible**. Each Unit Owner should insure the Deductible on their HO6 Policy.