

Revised 07/95

WOOD RIDGE CONDOMINIUMS

RULES AND REGULATIONS

Wood Ridge Rules and Regulations apply to ALL homeowners and their families, guests, lessees and invitees while at Wood Ridge

These Rules and regulations were extracted from the Condominium Documents which were agreed to and signed by the owners.

CONDOMINIUM RULES AND REGULATIONS

Condominium living can be great, but it requires that everyone respect the rules and regulations, along with the rights of their fellow community neighbors.

Pursuant to the authority vested by the Declaration of Condominium, the Board of Directors of Wood Ridge has adopted the following rules and regulations for Wood Ridge Condominium Complex.

All members of the Association, as defined in the Articles, and their invitees, including without limitation, all present or future owners and tenants of Units in the Condominium and other persons using the Condominium or any of the facilities thereof in any manner, are subject to the By-Laws, the Articles and the Declaration.

ENFORCEMENT

All violators of these rules and regulations shall be reported immediately to a member of the Board of Directors, an Association Officer and/or the management agent. In the event that any person, firm or entity subject to these rules and regulations fail to abide by them, as they are interpreted by the Board of Directors of the Association, he or she shall be liable to be fined by the Association for each failure to comply. Such fine shall not exceed \$100 for each violation, shall be collected by the Condominium Association and shall become part of the Common Surplus of the Condominium. If the Board of Directors deems it necessary, it *may* bring action at law or in equity in the name of the Association to enforce these rules and regulations, including the provision herein for fines. (See the Condominium Documents or refer to your lease for further clarification.)

USE OF THE RECREATION LAND AND FACILITIES

The Recreation Land and Facilities, as defined in the Declaration, are for the use of Unit Owners in Wood Ridge, their immediate families, lessees, resident house guests and guests accompanied by a member. NO OTHER PERSON SHALL BE PERMITTED TO USE the Recreational Facilities unless accompanied by a unit owner or a member of his immediate family, without THE PRIOR WRITTEN CONSENT of the Association.

USE OF COMMON ELEMENTS

- 1) The Common Elements of the Condominium, as defined in the Declaration, are for the exclusive use of Unit Owners, and their immediate families, lessees, resident house guests and guests accompanied by a member.

- 2) No other person shall be permitted to use the Common Elements unless accompanied by a Unit Owner or a member of his immediate family, without the prior written consent of the Association.
- 3) Upon a Unit Owner's lease of his unit, the Unit Owner relinquishes all of his rights to use the Common Area and other common elements for the duration of the lease.
- 4) No use shall be made of any Unit or of the Common Elements or Limited Common Elements which will increase the rate of insurance upon the Condominium property.

SWIMMING POOL

- 1) Swimming is permitted from 8:00 a.m. to 11:00 p.m. only.
- 2) Children under twelve years of age must be accompanied by a responsible adult swimmer.
- 3) All persons using the swimming pool do so at their own risk. There is no life guard provided.
- 4) All persons must shower thoroughly before entering the pool.
- 5) No floats, balls, toys or other objects except swimming aids attached to the swimmer are permitted in or around pool.
- 6) No running shall be permitted in the pool area.
- 7) No food shall be brought to or consumed in the pool or deck area. In no event shall glass containers or glass objects be permitted in the pool area. Food may be consumed in clubhouse area only.
- 8) Persons using suntan oil, lotion or any other similar substance shall not use poolside furniture unless such furniture is completely covered by a towel or other protective material. Persons using these substances must shower before entering the pool.
- 9) Pool furniture shall not be removed from the pool or clubhouse area at any time.
- 10) Pets are not allowed in the pool area at any time. BOARD OF HEALTH REGULATION.

- 11) Do not swim in the pool using suntan oil. This will clog pool filters and is dangerous on pool deck when mixed with water. BOARD OF HEALTH REGULATION.
- 12) Only proper bathing attire is permitted in the pool. No street clothes please!
- 13) The management reserves the sole right to cancel any pool privileges of anyone with prior notice. Also, the management has the right to close the pool area at any time when it is necessary for the safety, care and cleanliness of the premises.

Failure to obey the BOARD OF HEALTH REGULATIONS can cause the pool area to be closed and a fine imposed.

POOL PARTIES

Please use the following procedures in reserving the Clubhouse for pool parties:

- 1) Residents wishing to reserve the clubhouse must submit the request in writing to a member of the Common Board of Directors at least one week in advance. Renting residents will be required to pay a deposit of \$100, \$85 of which is refundable if no property damage occurs or extra cleanup required. A refundable deposit of \$85 is required from owner-residents. All pool and clubhouse rules must be followed.
- 2) Parties will be limited to twenty-five (25) guests as the pool area will not be closed to owners or other residents.
- 3) No food or beverages are allowed in the pool.
- 4) HOMEOWNERS will be NOTIFIED of date, time and duration of the party at least 48 hours in advance.
- 5) Fully prepared refreshments may be taken to the party for service and consumption in the clubhouse. BOARD OF HEALTH REGULATION.
- 6) There will be no cooking or consumption of food on the Pool Deck. BOARD OF HEALTH REGULATION.
- 7) Noise: All noise, including, without limitation to, talking, singing, radio, tape recorder, record player, shall be kept at such volume level that said noise is not audible outside the boundaries of the pool or clubhouse area.
- 8) No use shall be made of the pool or clubhouse area which will increase the rate of insurance upon the Condominium property.

- 9) All party activity will cease prior to 11:00 p.m. and the pool and clubhouse will be vacated.
- 10) Only proper bathing attire is permitted in the pool. No street clothes please!
- 11) The Board of Directors reserves the sole right to cancel any pool privileges of anyone with prior notice.
- 12) The management has the right to close the pool area at any time when it is necessary for the safety, care and cleanliness or regulation of the premises.

TENNIS COURT

- 1) Tennis shoes only. No street shoes allowed.
- 2) No motorcycles, bicycles, skates, skateboards, or any other vehicles allowed.
- 3) No pets or alcohol beverages.
- 4) Players 18 years or older will have priority on court after 5 p.m. Monday through Friday.
- 5) Please limit play time to 1 1/2 hour if others are waiting to play.
- 6) This court is private, not open to public.
- 7) This is your court, please keep it clean and in good repair.

CHILDREN'S PLAY YARD

Persons over the age of 14 years shall not play upon the equipment in the children's play yard.

.All persons using play yard to so at their own risk.

NOISE

All noise, including talking, singing, television, radio, record player, tape recorder or musical instrument, shall be kept at such a volume level that said noise is not audible outside of the boundaries of the unit it which it originates.

Please be sensitive to your neighbors when driving through the complex in regards to car stereo volume.

AUTOMOBILES/PARKING

A minimum of two parking spaces per dwelling unit is provided. Trailers, boats, campers, trucks other than standard size pick-up trucks, recreational vehicles and any other similar equipment will not be parked on the property.

UNAUTHORIZED PARKING SHALL INCLUDE:

- 1) Vehicles parked so as to impede ingress or egress from other parking spaces, driveways, roadways, dumpsters or building entryways or parked in unauthorized spaces.
- 2) Parking of boats, trailers, campers, trucks or oversized vehicles in areas other than those designated by the Association Board of Directors.
- 3) No parking on the lawn or driving on any grassy area.

Should a vehicle be towed, refer to the sign at the entrance for information regarding the towing company.

Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the Condominium land.

Personal automobiles of residents can be washed in the parking area provided that the HOSE has a SPRAY NOZZLE with an AUTOMATIC SHUT-OFF.

PETS

No animals of any kind other than one dog and/or one cat, or two dogs that together weight less than forty (40) pounds, aquarium fish, and/or small birds such as canaries and parakeets shall be kept in a unit or allowed upon the Condominium Land except by prior written consent of the Board of Directors of the Association. Such consent, if given, shall be revocable by the Board of Directors at any time, and shall automatically expire upon the death or other disposition of the pet(s).

Pets shall be leashed and restrained at all times when on or about the Condominium Land.

Pet owners shall be specifically responsible for cleaning up all waste left by their pets. Pet owners will be fined for not picking up pet excrement.

Pet owners shall remove their noisy pets from the Common Elements.

Animals are permitted on the property only for the pleasure and use of owners, tenants, and their guests, and not for any commercial breeding use or purpose. No owner shall maintain in any one residence more than two animals. No husbandry shall be conducted or maintained on any portion of the property.

Owners maintaining pets on the Condominium or whose guests, lessees or invitees bring any animal upon the Condominium, shall be responsible for, and bear the expense of, any damage to person or property resulting therefrom. Any such damage shall be determined by the Board of Directors of the Association and collected by the Association.

All tenants and owners must pick up after their pets and these rules are the first notification. A second notification will be a violation and a fine.

BALCONIES, WINDOWS, TERRACES, AND DOORS

- 1) Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace.
- 2) No personal belongings such as coolers, lawn chairs, barbecue grills, spare tires, trash, toys, etc. may be stored on the Limited Common and Common Elements within view of other residents.
- 3) No towels, clothing or other fabric or rugs may be hung from or on any window, door, balcony or terrace.
- 4) Barbecue grills shall be kept neat and shall be stored within the balcony or patio immediately outside the Unit.
- 5) All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind.
- 6) Balconies, windows, terraces and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening or installation of reflective material, unless pursuant to the Declaration of Condominium, Articles of Incorporation and By-Laws of the Association.
- 7) For purposes of assessing fines for violation of this Rule, each day during which this rule is violated shall constitute a separate violation of the rules for which a fine may be levied.

LAWFUL USE

No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part thereof; and all valid laws, zoning ordinances, and regulations of all governmental bodies pertaining to maintenance, replacement, modification, or repair of the Condominium Property shall be the same as is elsewhere herein specified. No unit may be used for commercial purposes.

OBSTRUCTIONS

There shall be no obstruction or cluttering of the Condominium Property, including without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, patios, courts or vestibules, or other Common Elements.

GUESTS

No person under eighteen (18) years of age shall occupy a Unit unless their parent or the Unit owner is also in residence.

CHILDREN

Children under age 12 shall not play on or about the Common Elements except under reasonable supervision by a responsible adult.

REFUSE

All refuse, waste, bottles, cans, newspapers, magazines and garbage shall be deposited in the covered sanitary containers provided therefore.

LEASING

Entire Units, but not less than entire Units may be leased, provided occupancy is only by the tenant and his family, servants and guests. In no event shall units be leased for a period of less than thirty days.

SIGNS

No sign, nameplate, signal, advertisement or illustration shall be inscribed or exposed on or at any window, door balcony or terrace without the express prior written consent of the Board of Directors.

DESTRUCTION OF PROPERTY

There shall be no marking, marring, damaging, destroying or defacing of any part of the Condominium Land. Members shall be held responsible for, and shall bear any expense of such damage caused by said member, his family, guests, lessees, invitees and/or pets.

WINDOW COVERINGS

Interior draperies, curtains, shades or shutters, which are lined, backed, covered or painted on the side visible from the exterior shall be in a neutral colored material. (All owners and lessees should be aware of the restrictions listed on page 19, Section XX, Part 8, Declaration of Condominium.)

DAMAGE TO COMMON ELEMENTS

Members shall be responsible for, and shall bear any expense of, any damage to the Common Elements caused by moving to or removing from their Unit household furnishings or other objects, or caused by any other deliveries to or from Units by their invitees.

Drones – (12/15 Updated rule)

Drones and remote control vehicles are not allowed to be used on any part or portion of the property. (The potential damage to automobiles and common elements constitutes this update.)

COMPLIANCE WITH DOCUMENTS

All members, and every lessee, guest or visitor of a member, shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the By-Laws.

RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing rules and regulation and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the Recreational Facilities, to promote cleanliness and good order of the Recreational Facilities and to assure the comfort and convenience of members.