



RULES AND REGULATIONS

August 15, 2021

MISSION STATEMENT

The Owners of the Woodlands Community are dedicated to caring for the needs of one another so as to maintain an independent lifestyle.

DEVELOPER'S MANUAL

This manual, given to owners at closing, has been assembled to answer many questions and provide guidance to the condominium owners.

MANAGEMENT

Until all 144 units are sold at the Woodlands, Lund Development will serve as Management. The Woodlands Condominium Owners' Association (WCOA) has been formed. Responsibilities of Lund Development are outlined in the Declaration for the Woodlands and the Bylaws of the Woodlands Condominium Owners' Association, Inc. Lund Development is also accountable to the Board of Directors of WCOA.

Initially, the monthly condominium dues have been set at \$300 per month. During the process of constructing the Birch Tower, Willow Tower and Ponderosa Tower, Lund Development will subsidize the cost of services to condominium owners as the monthly fee will not cover the cost of services. An annual statement will be provided to Board of Directors of WCOA regarding the cost of services and revenue received from condominium owners. The monthly dues, set at \$300 per month, will not increase during construction period and until all 144 units are occupied.

After 144 units are occupied and development is deeded to Woodlands Condominium Owners' Association, the WCOA fees will be the cost of services provided. The \$300 per month has been set as it will cover the costs when the buildings are 100% occupied with the exception of the maintenance reserve that will be started when Lund Development deeds the common areas over to WCOA.

RULES AND REGULATIONS

The following rules and regulations have been established in order to facilitate our mission statement as noted above.

RENTALS

Since the Woodlands is a community where residents are caring for the needs of each other, the rental of units must be consistent with this objective. Therefore, the rental of units must be with the help and cooperation of the Manager.

Owners may rent their units with the following conditions:

1. Rentals must be for a period of three months or longer.
2. Renters must be of the age of 55 or older.
3. Rental agreement must be approved by Manager.
4. Renters must meet with Manager to go over rules and regulations.
5. No “for lease or for rent” signs are permitted on the property.

SALE OF UNITS

Owners may sell their units at any time. Owners may use the services of a realtor or may sell the units themselves. Waiting lists for units at the Woodlands will be maintained by the Manager and will be made available to owners wishing to sell their units. If the owners take advantage of the waiting lists provided, a \$500 fee will be paid to the Woodlands Condominium Owners Association.

If owners are purchasing another unit in the Woodlands and wishing to sell their original unit, the Manager will arrange for the physical move of furniture to another unit at no cost to the owners. This benefit will not continue after Lund Development had deeded the property over to the Woodlands Condominium Owners Association.

“For Sale” signs are not permitted on the premises of the Woodlands.

IN-HOME BUSINESSES

In-home businesses are permitted but must be approved by the Manager. The business must not be open to the public and must not disturb the neighboring owners. A periodic report will be prepared by the Manager on businesses that have been approved.

SMOKE FREE CAMPUS

No smoking will be allowed in the condominium units, on the decks, in the commons building, in the hallways, in the garage or on the grounds.

PETS

Owners of condominium units may have up to two pets. Dogs must be under 70 pounds and cannot be over two feet tall when standing on all four legs. Dogs cannot be a threat to any resident or guest of The Woodlands.

The size and breed of the dogs must be approved by the Manager. Not receiving prior approval for pets by the condominium owner will be basis for not allowing such pets.

For first time buyers of a residential unit at the Woodlands, certain exceptions may be made for owners' pets at the time of purchase. This will be at the discretion of Lund Development.

Owners must be respectful of their neighbors by keeping the dogs on leash, cleaning up pet waste, and controlling barking. Pets shall be restrained from relieving themselves in the hallways, stairways, and elevators. Pets are not allowed in the Commons or patios.

Owners shall first confront the pet owner regarding abuses to these pet rules. Should the abuses continue, the matter shall be reported to the Woodlands' Manager and the Manger shall contact the appropriate offender.

All pets at the Woodlands must be registered with the County and have shots and vaccinations current.

INDOOR PARKING

The use of the parking space is limited to 12 inches inside the divider lines on the sides and where the lines end in the front and back.

Only vehicles that have proper odor mitigating equipment are allowed to park in the garage. If the owner has a diesel engine in their vehicle, the vehicle must be approved by the Manager. This inspection will include the vehicle turned on in the garage to determine the effectiveness of the odor mitigating equipment. Vehicles must not be leaking oil or other fluids.

Periodically, all vehicles will be requested to be parked outside so that garage floor can be cleaned. Security rules and regulations will be outlined in a separate document.

Owners who are gone for over one month, shall inform the Manger regarding the plans to be away so cars can be left unattended in the owners' parking stall.

OUTDOOR PARKING

Vehicles must be operational, maintained in a clean fashion, and not left unused for more than one month. Exceptions must be approved by Manager.

RV's, camping trailers, campers, boats, or non-motorized vehicles are permitted in the external parking lot with a maximum time of 12 hours. The Manger must be notified concerning the parking of these types of vehicles. These vehicles cannot be occupied while parked in the outdoor parking lot.

STORAGE UNITS

No hazardous materials can be stored in the owner storage units.

DECKS

Decks are a part of the personal residence of the owners. The owner may have appropriate furniture for their use of the decks. However, the decks are not a place for storage of sports equipment or other non-deck items.

Only propane gas or electric BBQ grills are allowed on the decks. Plants must be in containers with drip pans so water will not drip on deck below. Bird seed feeders are not allowed on the decks. Hummingbird feeders are permitted. Sunshades can be installed but must be approved by the Manager for color.

No rugs, blankets, towels, clothes etc. allowed to hang or dry on balcony rails.

Flags may be attached to wood beam on deck. They cannot be hung from railing.

CHANGES WITHIN INTERIOR UNITS

All changes or remodeling must be approved by the Manager. This guideline is to maintain the integrity of the sound proofing systems and to avoid damage to load bearing walls.

PICTURE HANGING AND ADDITIONAL CABINETS

The common walls of the residential units are specially built to reduce the transfer of sound between units. Therefore, when hanging heavy pictures or cabinets on common walls, the owners must consult with the Manager and use authorized personnel to assist.

Owners can meet with the manager to determine the common walls of their unit.

ACCESS TO UNITS

The Manager shall have access to all units. This is for the protection of the owners and the owners' neighbors. Manager is to be informed when owners plan to be gone for more than two weeks.

INSURANCE

The homeowners' policy obtained by WCOA will cover all structural features of the buildings. The owners are recommended to obtain a additional policy for liability coverage within their unit. See separate section of Developer's Manual for further explanation.

MAINTENANCE

The condominium owners' units are warranted for one year after occupancy. A walk through with the Manager will be made prior to occupancy. If the walk through is not made and the proper form is not signed regarding the walk through, the owner waves all rights to damages that occur within the unit.

Re-sales of the condominium owners' units require the new buyers to meet with WCOA Management to go over the Developers Manual and maintenance requirements.

Maintaining the Woodlands in excellent condition is also the responsibility of each owner. Every owner should treat all common areas as if it is their own home, because the owners of the Woodlands community are dedicated to caring for the needs of others and to help one another to maintain an independent lifestyle.