

WOODWINDS RULES AND REGULATIONS

A. General Considerations

1. Speed Limit. The speed limit within Woodwinds is twelve (12) miles per hour.
2. Nuisance. Any noise or other nuisance that may unreasonably interfere with the peace and quiet of other residents is not permitted. The time between 10:00 p.m. and 7:00 a.m. shall be declared quiet time.
3. Absent Owners. Owners absenting themselves remain responsible for all the Rules and Regulations, and for making arrangements to receive mail, including written notices from the Board of Directors or Property Manager, during their absences.
4. Business Activity. No business activity of any kind shall be conducted in any lot or Common Area.
5. Dangerous Materials. No owner/resident shall use or permit to be brought on the property any inflammable oils or fluids such as containers of gasoline, kerosene, naphtha or benzene or other explosives deemed extra hazardous to life, limb or property.
6. Firearms. Shooting of firearms, BB guns or pellet guns is strictly prohibited.
7. Responsibility for Actions of Others. All residents are responsible for adherence to these rules and regulations by their guests. All parents are responsible for the behavior and adherence to these rules and regulations by their children. Homeowners will be held responsible for any vandalism or damage to property caused by the actions of guests or children.
8. Public Sales. No yard sales, auctions or public sales of any kind are permitted.

B. Common and Limited Common Areas and Elements

1. Personal Articles. Bicycles, scooters, big wheels, baby carriages, or other personal articles shall not be allowed to stand in any of the Common Area/porch or walkway for any extended period of time, such as an eight hour period or overnight.
2. Trash. All trash must be put in tied trash bags and placed inside the dumpsters. Boxes must be broken down before placing in trash containers. The trash pickup service will not take trash left beside dumpsters. Please take your trash directly to the dumpster. Do not stack on vehicles or porches waiting for a later time; this creates a health hazard and unsightly conditions for the whole neighborhood. Disposal of oversize articles are the responsibility of each resident.
3. Signs. No signs of any type may be displayed in windows or common areas.

C. Parking Policy

1. Parking Rights. Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two (2) parking spaces as near and convenient to their lot as reasonably possible. No curbside parking is permitted.
2. Recreational Vehicles. No boats, trailers, campers, or recreational vehicles shall be parked within the Common Area, or rights of way of any public or private street in or adjacent to the property.
3. Entrance Corridor. There shall be no parking along or in the entrance corridor. The entrance corridor is defined as the private roadway from the entrance on Corn Drive along LeGegard
4. Types of Vehicles. Only properly licensed vehicles may regularly park at Woodwinds. Any vehicle not in working condition or any vehicle not properly licensed may be towed at the owner's expense after forty-eight (48) hours notice.

5. Commercial Vehicles. Commercial or service vehicles may park on Woodwinds property only when being used to perform a service during the course of the work.
6. Vehicle Repairs. Vehicle repairs other than emergency service are not permitted.

D. Exterior Architectural Control/Restrictions

1. Exterior Changes. All exterior improvements, alterations, or changes, *no matter how minor*, made to your home or lot require written approval from the Board of Directors. Plans must be submitted in writing for approval to the Property Manager including detailed drawings and specifications. The Board may request additional details from the owner, and may take up to thirty days to respond to a request, so homeowners should be mindful of this time frame when submitting drawings and specifications.
2. Clothes Drying. No outdoor drying or airing of any clothing or bedding is permitted on any lot within the properties.
3. Antennas/ Satellite Dishes. No outside radio or television antennas or satellite dishes shall be erected unless and until permission has been granted by the Board.
4. Permanent Plantings. No permanent vegetation, i.e., shrubs, trees, etc. may be planted in front or behind any townhouse or on Common property if it is not on the approved list of plants. All planting schematics must be submitted in writing and have written Board approval before any work begins.
5. Flower Plantings. Owner or residents shall be responsible for the care and maintenance of any annual flower plantings they make surrounding their townhouses. Any annual flower bed or planting that is neglected or becomes deteriorated will be restored or removed by the Association at the owner's or resident's expense.
6. Patios/Decks. Patios /decks must be kept free from debris by individual residents. No indoor furniture may be stored on these areas. No blankets or towels may be draped over railings. These areas are to contain only items that would be considered normal such as grills, outdoor furniture, etc.
7. Window Coverings. Windows must be covered at all times with draperies, curtains or blinds. The portion visible from the exterior should be white or neutral.

E. Exterior Maintenance

1. Association responsibility. The Association is responsible for maintenance of the Common Areas as well as the following maintenance on individual lots:
Paint, repair, replace and care for roofs, gutters, down spouts, exterior building surfaces (excluding glass and doors), trees, shrubs, walks, decks and other exterior improvements.
2. Repair Procedure. If an Owner believes a needed repair is the responsibility of the Association, the following steps should be taken.
 - a. Contact the Property Manager for confirmation that the repair is the Association's responsibility. Do not hire your own contractor and expect the Association to reimburse you; this could void warranties, etc.
 - b. Upon confirmation, the Property Manager will arrange to have the repair made.Note: The Association will not pay for repairs required as a result of misuse or willful destruction of the property.

F. Pets

1. Local Ordinances. All local ordinances pertaining to pets must be observed.
2. Common Areas. No household pets shall be permitted in any portion of the Common Areas under any circumstances, unless carried or on a leash. Pets tied or chained on Common Areas or decks, patios or yards are not considered on a leash.
3. Excrement. All pet excrement must be picked up immediately.
4. Owner Responsibility. The owner is responsible for the actions of pets belonging to anyone residing in or visiting the townhouse, and the costs of repairing any damage on the Common Areas or units caused by the pet shall be assessed to the owner or resident responsible.
5. Pool Area. Pets are not allowed in the pool area.
6. Number of Animals. No household may have more than two domestic pets.

G. Rental Policy

1. No owner may lease less than the entire unit, nor shall any townhouse be leased for transient or hotel purposes, which shall be defined as:
 - (a) rental for any period less than twelve (12) months; or
 - (b) any rental if the occupants of the unit are provided customary hotel services, such as maid service, or furnishing laundry and linen.
2. Any lease must be in writing and provide that the terms of the lease and the occupancy of the unit shall be subject in all respects to the provisions of the Covenants, the By-Laws and Rules of the Association. Homeowners must inform renters of the applicable policies and covenants governing Common Areas and elements as stipulated in the Covenants and By-Laws of the Association and provide the renter with a copy of these "Rules and Regulations". Any lessee who fails to comply with the terms of such documents shall be in default under the lease.
3. Any homeowner who is planning to rent his/her townhouse shall, prior to the commencement of the lease or rental term, deliver to the Property Manager when the space will be rented and who the renter will be.
4. Access to use of all facilities will be assumed by the renter when the lease is executed; the owner relinquishes their rights to such when they rent their unit.

**WOODWINDS
POOL RULES
2005**

1. The pool is open from 6:00 am until 9:00 pm daily. Anyone in the pool during off-hours will be considered trespassing. There is no swimming after dark.
2. Pool privileges are reserved for homeowners and their guests only. A resident must accompany all guests. Homeowners who are delinquent in their dues are not allowed use of the pool. Pool keys should not be shared. Please note: Residents are not considered guests. Should you allow your neighbors to use your pool key, your pool privileges may be revoked for the balance of the season. Special permission is necessary for guest parties greater than five.
3. There are no lifeguards on duty and each and every person utilizing the pool does so at their own risk. The Association is not responsible for injuries and accidents.
4. No animals allowed in fenced pool area.
5. The pool telephone is for emergency use only. (Dial 911).
6. Children under 14 years of age must be accompanied by an adult. The accompanying adult must be at least 18 years of age.
7. The entrance gate must be locked at all times for your protection. No climbing or jumping the fence at any time.
8. Any person having an apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease is excluded and prohibited from using the pool.
9. Proper attire is required at all times. Cut-off jeans or other frayed clothing are prohibited in the pool. Please remove all loose metal objects, i.e., bobby pins, jewelry, clips, etc.
10. No children wearing diapers are permitted in the pool. Children not completely toilet trained must wear leak-proof swim wear.
11. Parents of children using any flotation devices must be in the water with the children or at the water's edge supervising. (Note that these devices state that they are not to be relied upon for lifesaving purposes.) These devices may not be used in such a manner so as to interfere with other members' normal pool usage.
13. Excessively loud music is not permitted at the pool.
14. No running, pushing, wrestling, snapping towels or causing undue disturbance in or about the pool or surrounding areas. No skateboarding or bicycles are permitted in pool area. No horseplay.

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15. Spitting, spouting water, blowing nose in the pool, etc. are prohibited
16. No glass containers of any kind are allowed in the pool area. In the event glass is broken in the pool area, the pool has to be drained and the bottom cleaned. The cost for this will be assessed to the Woodwinds member responsible.
17. No food, cigarettes, cans, or similar items allowed within six (6) feet of the pool. Use trash containers for disposal.
18. The pool is available for rentals at a refundable deposit of \$50.00. Please contact the NorCon should you wish to reserve the pool.
19. Pool privileges may be revoked for violation of any of these rules.

Plant List for Woodwinds

All plants listed are for sun to partial shade. Plants with s beside them are full shade. Some varieties listed not marked will also take to full shade. I also marked full sun plants with fs.

Shrubs 1'-4'

- *Wintergreen Boxwood
- *Dwf. Gardenias
- *Helleri Holly
- fs *Dwf. Youpon Holly
- *Otto Luyken Laurel
- fs *Indian Hawthorne
- *Coastal Leucothoe
- *Azaela Satsuki Hybrids; Robin Hill Varieties
- fs *Soft Touch Holly

Shrubs 4'-6'

- fs *Abelia
- *Gardenia
- fs *Dwf. Burford Holly
- fs *Compacta Holly
- *Anise
- *Lorapetulum
- *Schip Laurel
- *Azaela Glenn Dale, others

Shrubs 6'-12'

- *Camellias
- fs *Cleyera
- *Florida Lucothoe
- *Ligustrum
- fs *Osmanthus

Ground Covers

- *Liriope
- s *Mondo
- s *Pachysandra
- *Phlox
- *Candytuft
- s *Vinca
- s *Asiatic Jasmine

Small Evergreen Trees

- fs *Fosterii Holly
- *Oak Leaf Holly
- fs *Patriot Holly

fs *Liberty Holly

Small Deciduous Trees

- *Japenese Maple
- fs *Kousa Dogwood
- *Crape Myrtle
- fs *Trident Maple
- fs *Cherry Tree Snow Goose

Accent Plants

- s *Cast Iron
- s *Holly Fern
- *Daylilly
- *Hosta
- s *Lenton Rose
- *Hinoki Cypress
- *Nandina
- *Pieris
- *Hydrangeas
- fs *Spirea
- fs *Buddleja
- fs *Miscanthus
- *Itea
- fs *Sky Pencil Holly
- *Podocarpus