WOODBRIDGE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

(December 2023)

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR

WOODBRIDGE CONDOMINIUM ASSOCIATION, INC.

Exhibit D
-June 2022-

Rules and Regulations. In addition to the by-laws of the association, the Declarant has provided a set of rules and regulations for the harmonious operation of the condominiums. They are attached to the By-Laws as Exhibit D.

1. Common sidewalks, driveways and entrances shall not be obstructed or used for any other purpose than ingress to and egress from the Units. The shoreline of the river and waterfront areas shall be open to all Owners, including owners of Units in Woodbridge 2nd Addition, and authorized occupants, visitors and guests.

2. No article shall be placed on or in any of the general Common Elements except for those articles of personal property which are the common property of all the Unit Owners.

3. Owners, members of their families, their guests, or residents shall not use the sidewalks, driveways, or entrances as recreation areas.

4. No vehicle belonging to or under the control of any owner, occupant, or guest shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the property. Unattended vehicles shall be parked within designated parking areas for no more than one week. No vehicles shall be parked in common areas when snowplowing occurs. If a parked vehicle impedes snowplowing, clearing of that snow is the homeowner’s responsibility. Cars improperly parked in the Common Elements will be summarily removed at the owner's expense.

Each Unit Owner shall be entitled to keep no more than three (3) automobiles on the Condominium grounds. The term automobile shall be defined to include trucks no larger than three-quarter ton and motorcycles, but shall not include any non-motorized vehicles. Only automobiles in working condition shall be permitted on the Condominium grounds. No

mechanical repairs or maintenance shall be performed on an automobile on the Common Elements or Common Areas except for emergency repairs to start the automobile or change a flat tire. Larger vehicles, recreational vehicles, boats, trailers, etc., may not be kept on the Condominium grounds except in the owner's garage. Such vehicles may not be stored or parked outside.

5. No work of any kind shall be done upon the exterior building walls or upon the general Common Elements by any Unit Owner. Such work is the responsibility of the Association. No changes can be made in the limited Common Elements except with prior written approval of the Board of Directors.

6. No Owner or resident shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, transmitting or receiving machines, or air conditioning units be installed on the exterior of the project or be installed in such a manner that they protrude through the walls or the roof of the improvements or are otherwise visible from the ground except as may be expressly authorized by the Association in writing.

7. Use of any facilities of the property will be made in such manner as to respect the rights and privileges of other Owners and occupants.

8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb Owners or occupants of other Units.

9. Disposition of garbage and trash shall be only by the use of approved garbage disposal units or by use of common trash facilities. In order to reduce noise and disturbances, all trash containers shall be plastic or rubber and no steel or aluminum containers shall be allowed. Trash, such as bottles, paper, or containers, must not be thrown on these or adjoining premises.

10. No cats, dogs, rabbits, birds, reptiles, livestock, foul or poultry (hereinafter referred to as animals) shall be raised, bred or kept in any Unit or in the Common Elements, except as follows:

a) Owners and occupants of Units may have one (1) pet. The weight of the pet is not to exceed 30 pounds.[1]

b) All animals shall be supervised and leashed at all times. Dogs and cats shall not be tied up outside. The owner shall immediately clean up and dispose of all waste.

c) If any animal allowed on the premises with such prior approval causes or creates a nuisance or unreasonable disturbance, the Owner or other person having control of the animal shall be given written notice by the Board or managing agent to correct the problem, and if not corrected, the Owner, upon three days written notice, shall permanently remove the animal from the property.

11. Any damage to the general Common Elements or common personal property caused by an Owner or an Owner's guests or family members shall be repaired at the expense of that Owner. A service charge at the bank rate will be made for all checks returned by the bank for any reason.[2]

12.[3] It is prohibited to hang garments, rugs or any other items from the windows, roof or any of the facades of the building. No outside clothes lines are allowed.

13. There shall be no outside storage of firewood, tires or other personal property, except that barbeque supplies and patio furniture may be kept in the limited common areas. Patio furniture may include umbrellas in stands, but attaching umbrellas to the limited common areas is prohibited.

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[1] Weight limit imposed December 1, 2005
[2] Bank service charge imposed December 1, 2005
[3] Item #12 referencing "managing agent" and passkeys to Units deleted December 1, 2005. Rules renumbered thereafter.

14. Each Unit Owner shall observe and perform these rules and ensure that family members, invitees and tenants observe and perform these rules. In the event expenses are incurred due to violations of rules by invitees, the Owner shall be responsible for payment of the same.

15. No yard signs, window signs or other advertising on the premises are allowed except for one unit "for sale" sign. [4]

16. Satellite dishes that are less than one meter (39") in diameter and are in accordance with Federal Communications Commission regulations are considered acceptable for installation. Prior Association Board approval is required. Satellite dishes may not be installed on the front of the home. Homeowners are responsible for any damage to the home, including the common area, from a satellite dish or its installation.

17. Leasing/renting of a unit, or any portion thereof, is prohibited. [5]

18. Unit Owners must provide written notification to the Board of any guest who will stay at a Unit for more than 30 days. They must provide each guest's name, contact information (phone number and email), license plate information (state and number), and confirm that the guest is not leasing/renting any portion of the Unit. Guest vehicles count toward the limit of automobiles that each Unit Owner may keep on Condominium grounds. [6]

19. The foregoing regulations are subject to amendment and to the promulgation of further regulations. [7]

[4] Item #15, amended December 2015. To allow for sale sign.
[5] Item #17, voted December 2023, prohibiting leasing/renting.
[6] Item #18, voted December 2023, requiring information on guests.
[7] Item #19, renumbered from previous #17