

RULES & REGULATIONS  
OF  
THE VILLAS OF NORTHWOODS AT HUNTERS RUN  
CONDOMINIUM ASSOCIATION, INC.

PART A - GENERAL

B - POOL

C - SECURITY

D - PETS

E - RENTALS AND SALES

**PART A - GENERAL:**

1. Each residence shall be occupied as a single family residence only. A single family shall consist of a married couple or head of household with marital or blood-related dependents.
2. Each unit owner shall provide a key to the unit to the Condominium Association. Key will provide access to unit in case of emergency and for scheduled monthly pest control service. These keys will not be released to anyone under any circumstances, including delivery people. Safeguards for this key will be established by the Board. Owners changing locks are responsible to supply Association with new key.
3. All appliances and apparatus utilizing water, within each unit, such as toilets, sinks, garbage disposals, etc., shall not be used for any purpose other than originally intended. Resultant damage to the unit, Limited Common Element or Common Element due to the above abuse is the responsibility and liability of the owner of the misused unit.
4. Only with the prior written consent of the Association may a unit owner plant or landscape outside his unit on Limited and Common Elements. Such planting, landscaping expenses and future maintenance costs will be the sole responsibility of the unit owner. Damages to the Limited and Common Elements necessitating repairs due to this planting and or landscaping is the responsibility of the unit owner. Planting of fruit trees, is discouraged. Seasonal Flowers and Mulch/Rocks in existing beds do not need prior consent from the Association.
5. Parking on Common Elements, including but not limited to driveways and parking areas, shall be for conventional passenger autos, bicycles, motor cycles, and mopeds. There is to be no parking of other vehicles including, but not limited to, trailers, mobile homes, campers, trucks, boats and any commercial vehicles, except for transient deliveries. Parking on the even side of the street is allowed during the day and overnight except for in the cul-de-sac.
6. Parking areas are to be restricted to immediate area unit owners and their guest. Extended parking for owners leaving for two weeks or more should be restricted to owners own parking area. Any owner leaving an automobile for two or more weeks must advise the Board in writing. Be sure to include in your correspondence the name and phone number of the person who has access to the keys of the vehicle. Should circumstances require that the vehicle be moved for any reason, they will be contacted by the Board.

7. All changes in a Limited Common Element require the approval of the Association. "L.C.E." includes rear screened porches, side yard patios, rear yards and walks, front walkways and side yards. Changes requiring approval include, but are not limited to, any physical addition, alteration, modification, painting or repainting to any color other than the original or previously approved color. This restriction also applies to the placing or installation of any drapes, shades, curtains or rolled shades in or on said Limited Common Elements.
8. Sidewalks and driveways which are a part of the Common Elements or Limited Common Elements shall not be obstructed in any way or manner whatsoever and shall be used exclusively for ingress to or egress from the units. By way of illustration and not limitation, no baby carriages, shopping carts, bicycles, toys, trash cans, garbage cans, chairs, benches, tables, or other articles will be allowed to stand in said areas.
9. All trash, dirt, refuse and garbage which cannot be disposed of in the garbage disposal unit or the trash compactor shall be placed in plastic bags, tied and deposited in front for removal on days designated for removal. All trash and recycle receptacles must be put out after sun down the day before collections and removed before sundown the day of collection. Bulk trash may be out on Fridays if owner has scheduled a special pickup.
10. No loud and unnecessary noises disturbing to other unit owners will be permitted within individual units, Limited Common Elements or Common Elements.
11. Deliveries and Vendors are allowed on the property between 8:00am and 6:00pm, Monday through Friday. All workers should be off property by 6:00pm except for jobs in progress inside of the units. Deliveries from outside the area that create a hardship in not completed can be permitted if allowed by security.
12. No chairs, lounges, blankets or sunbathing shall be permitted on the Common Elements of any unit, front, side or back.
13. Cover-ups or tops shall be worn at all times when going to and from unit.
14. No interior potted plants shall be kept on walkway or in planting beds when owners are not in residence. The Association, after issuing notice, may remove and dispose of any potted plants kept in these areas.
15. No clothes, rugs, mats, bedding or other items may be hung or displayed from any window or door.
16. Any corporation, partnership or other legal entity (other than an individual or married couple) holding title to any unit shall designate in writing to the Association one person or married couple as the "Occupant" of the unit to qualify under Rule 1A of the General Rules and Regulations. Said designated occupant shall be subject to all the rules and regulations and documents of the Association as if they were the sole title owner.
17. The Association shall formulate rules and regulations for the operation and use of the pool of the Association.
18. Each unit owner shall be responsible and accountable for any violation of these Rules & Regulations by himself, any member of his family, guests, tenants, agents, licensees or employees of unit owner.
19. Any complaint regarding the management of the Association property or the actions of any unit owner or occupants of a unit, or violation of these Rules & Regulations shall be made in writing to the Association.

20. Upon receipt of a written complaint, the Board of the Association or its designee or designees shall investigate the complaint. A written report of its findings shall be made within five days to the parties involved in the complaint. The Association, acting through its Board, shall then take such action as it deems advisable.

21. The Association, through its Board, shall have the right and duty to enforce the Rules & Regulations contained herein by any necessary actions including, but not limited to, the levying of monetary penalties, legal action or other means of enforcement.

22. The speed limit in the Villas of Northwoods is 15 M.P.H., unless otherwise posted.

23. Notices of all Board of Directors' meetings and meetings of the Membership will be posted at the Condominium Pool area.

### **PART B - POOL:**

1. Use of swimming pool and pool area is restricted to unit owner and renters, members of their families and guests.

2. Children under fourteen (14) years of age must be accompanied by an adult while in the pool area and pool.

3. No food, alcoholic beverage or glass containers of any kind allowed at pool area. Non-alcoholic beverages may not be consumed within 4' of the pool.

4. Pets are forbidden in pool area.

5. All persons must shower before entering pool.

6. Bathing loads - fourteen (14) persons at Villas of Northwoods.

7. No rafts, water balls, kick boards or other apparatus permitted in pool area or pool.

8. Tops and shoes required when coming to or going from the pool area.

9.. Suntan lotion is to be removed from body before entering the pool.

10. Chairs at pool area may not be reserved.

11. Unit owners are responsible for damage to equipment and common property as well as any violations of rules by themselves, their families, their renters or guests.

12. All persons using pool or pool area do so at their own risk.

13. Pool hours are 7:00 AM to 10:00 PM daily.

14. Beach towels are required while lounging on pool furniture, unless fully clothed.

15. No diving.

16. Persons using umbrellas must close same before departing.

### **PART C - SECURITY:**

1. Security gate key cards are issued to unit owners only. No key cards are issued for visiting relatives, friends or renters.
2. All key cards always remain the property of the Villas of Northwoods Condominium Association. Upon the sale of a unit, key cards assigned to that unit must be surrendered to the new owner.
3. Unit owners expecting visitors or deliveries shall call the guardhouse giving name and expected time of arrival.
4. Circuit breakers controlling exterior front security lights must be left in the "ON" position at all times, both for safety and security of our owners. If circuit breakers are turned off, the Condominium Association retains the right to enter any home and reset said circuit breaker so that the exterior lights will operate properly.

### **PART D - PETS:**

1. No pet or animal may be kept in or about any unit except either two small dogs or cats, or one of each. (weighing no more than 25 pounds when measured at maturity). Birds in cages in reasonable numbers and kept inside unit, hamsters, gerbils and the like in terrariums are allowed. No pet or animal shall be bred or kept for commercial purposes.
2. No pets shall be permitted upon any part of the Common Elements except on a leash (not to exceed six (6) feet). All pets being walked shall be curbed and the owner of the unit in which the pet is housed shall be responsible for the removal of droppings of said pet.
3. Any pet becoming an annoyance to other unit owners, a complaint shall be lodged, in writing, with the Association. If the Association, acting through its Board, should deem the complaint justified, then the unit owner in which the pet is housed shall be required and responsible to take such steps as are necessary to correct the complaint as the Association may direct.
4. No pets shall be permitted in the pool area at any time.

### **PART E - RENTALS AND SALES:**

1. No unit owner shall sell or lease a unit without prior written consent of the Association.
2. No tenant may sublease the unit.
3. The word "lease" as set forth in Rule #1 shall mean the grant by owner of a temporary right of use of the unit owners' unit for valuable monetary or other consideration (to include swap of usage of a unit), whether though a lease, rental, or license.
4. All requests for written consent (under paragraph #1) shall be made in writing to the Association on application forms provided by the Association. The application must contain full information as requested by the Association about the prospective purchaser or tenant and shall be accompanied by a \$50.00 non-refundable fee. A personal interview may be requested by the Board of Directors prior to the approval of a sale or rental.
5. Leases cannot be and will not be approved for more than two (2) leases in 12 months.