

Woodtique Rules & Regulations.

All owners and tenants of Woodtique Condominium Complex are expected to follow Woodtique Rules & Regulations. Noncompliance will generate an initial verbal or written warning, with notification to any offsite owner in the case of a tenant. Repeated noncompliance is subject to a fine (see below) at the discretion of the Board.

Schedule of fines

- **general/prop. damage: 1st violation \$75, 2nd \$100, 3rd/subsequent \$150**
- **above fines are in addition to any actual property damage costs incurred.**

The Board does not take an adversarial approach to resolving issues and problems. The Board is a governing body of homeowners who do their best to care for the interests of other homeowners.

Noise:

All residents are expected to use extreme care about noise (including but not limited to musical instruments, radios, television, amplifiers, car stereos and exhaust systems). In addition, no resident may permit or engage in noise that disturbs, annoys or otherwise interferes with the rights, comfort or convenience of other owners.

Woodtique observes QUIET HOURS daily starting at 10:00 pm, and ending at 7:00 am. Residents are expected to use special caution about noise during these hours.

Vehicles entering and exiting the premises are expected to observe posted speed limits (10 mph) and caution about noise (including but not limited to after market exhaust systems and car stereos), especially during quiet hours. Use of car horns on the premises is expressly prohibited, except in an emergency. The posted speed limit on Hawkins Lane is 25 mph.

Patios, Decks, Entryways & Stairways:

- Owners and tenants are expected to keep patios, decks, entryways and stairways clean and free of obstruction. Obstruction includes, but is not limited to, anything that would impede access, especially in an emergency. Clean includes, but is not limited to, removal of mold or mildew, cigarette waste and debris from trees or shrubs.
- Owners and tenants are also responsible for regular removal of any mold/mildew or other accumulated debris inside their unit. It is the responsibility of owners to notify the Board about any issues caused by mold/mildew inside their unit.
- Entryways and stairways may not be used for storage purposes.
- Dry rot on the fence or building as a result of items stored on the patio is the responsibility of the owner.
- Decks are intended for recreational use. If items are stored on the deck, they should be clean, organized, and in containers appropriate for outdoor storage. Any dry rot or other repair to decks is the responsibility of the owner.

- The Board holds the right to inspect any common areas of decks, patios and entryways.
- No items may be hung above the fence line on patios. Any outdoor structures above the fence line, other than patio umbrellas, must be approved by the Board, and owners/tenants are responsible for regular maintenance/cleaning of these items.

Animals:

All animals kept or harbored on site must be registered with the Board through a permit form signed by the animal's owner. Woodtique is held harmless from any loss or liability from any animal on site.

In no event shall dogs be permitted on the premises unless carried or on a leash. All applicable City of Eugene laws regarding animals are assumed at Woodtique. All owners/tenants are expected to abide by all applicable health and sanitary regulations. Dog feces must be picked up and disposed of in a sanitary manner.

Any complaints about noise or other offending behavior by animals must be corrected by the owner of said animal within (10) days of written or verbal notice from the Board of Directors. Repeated complaints about animals off leash or animals otherwise offending owners/tenants are subject to fines, as listed above. Repeated complaints may result in the Board asking for removal of said animal from Woodtique.

Owners and tenants are expected to respect the privacy of neighbors when walking and taking dogs out to do their business. A good gauge is to keep your dog away from obviously landscaped areas of the complex, and to keep your dog at least 20 feet away from any unit's windows or doors. This practice is common courtesy and will avoid any unnecessary complaints about animals in the complex. **Note:** Hawkins Heights Park, just to the south of the complex is NOT a dog park. You are expected to keep your animal on a leash at all times in the park, and to pick up after your animal. The fine for having an animal off leash ranges from \$100-250. Don't risk it!

Internet and Television:

No radio or television aerial, or television cable wires are permitted to be attached to the or hung from the exterior of the building, except for any specific situations of approval by the Board of Directors. Any proposed changes in existing cables must be approved in writing by the Board. Satellite dishes are expressly prohibited.

Parking:

Each resident/unit is allowed (1) designated parking space. Any other vehicles regularly used by residents must be parked in visitor parking spaces. No cars or other vehicles not being used regularly may be stored on the property.

It is the responsibility of each owner/tenant to make guests aware of visitor parking rules at Woodtique.

Bicycles and similar vehicles:

No vehicles, including but not limited to, bicycles, scooters, baby carriages or similar vehicles, toys or other personal articles shall be allowed to stand, be placed, or remain in any of the common areas.

Window Coverings/ Air Conditioning Units:

No shades, awnings, window guards, ventilators or air conditioning devices of any kind shall be used in or about the buildings, except those having been first approved in writing by the Board of Directors.

All installations of air conditioning units must be approved by the Board. Owner must complete and sign an Installation of Air Conditioner permission form. Upon approval by the Board, the units may be installed at the sole responsibility of the owner of said unit. The Board accepts no liability or responsibility for any such unit installed at Woodtique.

Landscaping changes to individual units:

Any proposed changes to individual unit landscaping must be approved by the Board. Considerations include anything that would require additional watering or maintenance. Any approved additions to landscaping are the sole responsibility of the owner of said unit.

Pool:

Woodtique pool is for the private use of owners, tenants and their guests. Our goal is that all Woodtique owners have reasonable access to enjoyment of the pool.

- Please respect Quiet Hours posted at the pool. No one is excluded during these hours, and noise is expected to be minimal.
- Owners/tenants are asked to limit the number of guests to (2) per owner/tenant. The board recognizes that owners may occasionally wish to have more than two guests; this is acceptable as long as it is not a regular occurrence, or otherwise interferes with other owners' access.
- All guests are the responsibility of the owner/tenant; this includes liability for any children under the age of 14.
- All guests to the pool must be accompanied by the owner/tenant inviting them.
- A copy of the pool rules is posted at the pool. It is the responsibility of each pool user to be aware of posted pool rules, and to follow them at all times.
- Any damage to the pool or pool area must be reported immediately to the Board.
- No pool key may be given to any non-resident, family, or friend. Doing so is considered a violation of pool rules.

Garbage:

All garbage and refuse from units shall be deposited with care in specific containers intended for such purpose. It is the responsibility of every owner/tenant to maintain these areas in a sanitary condition. Each enclosed garbage area has

- (1) large bin for regular garbage
- (1) large bin for paper/plastic/tin recycling materials (see approved list posted at site)
- (1) blue bin for glass recycling.

- Recycling of any items not on the approved recycle list are the responsibility of the owner/tenant. Do not leave these items outside the bins in the trash enclosure!
- Suggested facilities for recycling items not on the approved list include Bring, St. Vincent de Paul, Goodwill.
- Styrofoam and other packing materials may NOT be recycled at Woodtique. St. Vincent de Paul will accept styrofoam and packing materials.
- Owner is responsible for any necessary removal/cleanup of items left by tenants vacating the property, including any costs incurred therein.
- There have been incidents of people who don't live at Woodtique using our recycling and garbage containers. If you see this, please take the license number and contact woodtiqueheights@gmail.com
- If either the recycling or trash bin you usually use is full, take your trash or recycling to the next nearest trash enclosure. This avoids unsanitary conditions in the trash enclosure area.
- The lids on both recycling and trash bins must be completely closed. Leaving these lids open encourages animals to get into the bins.

Our goal is to maintain an efficient garbage collection at Woodtique and not incur additional charges. Owners/tenants can help by making sure they are not doing any of the following:

- *leaving large boxes in the enclosed area*
- *leaving discarded household articles in enclosed area*
- *placing boxes in recycling that have not been flattened*
- *leaving trash on the floor of the enclosure*
- *leaving lids on recycling or trash bins open or partially closed*
- *Placing recyclable items in the trash bin. (See list from Royal on recycling!)*