



Condominium Association  
Rules & Regulations

1. No unit in the condominium shall be used for other than single-family residence purposes and the COMMON AREAS shall be used only for purposes consistent with the use of single-family residence.
2. No resident shall make alterations in exterior appearance or make changes in any of the COMMON AREAS without express written approval from the Board of Directors.
3. No immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon the COMMON AREAS; nor shall anything be done which may be or become an annoyance or nuisance to the residents of the condominium; nor shall any unreasonable **NOISY ACTIVITY** be carried on in **ANY UNIT OR IN THE COMMON AREAS**.
4. No resident shall do or permit anything to be done or keep or permit to be kept in his/her unit, storage room or in the COMMON AREAS anything that will increase the rate of insurance on the condominium without written approval.
5. The COMMON AREAS shall not be used for storage of supplies, materials, personal property, bicycles, trash or refuse of any kind. All trash must be placed in plastic bags, properly sealed and deposited into trash receptacles.
6. **No automobile repair or maintenance shall be carried on in the COMMON AREAS.** The servicing, bumping, painting, oil changing, etc., of automobiles MUST not be performed on the premises. Washing or polishing of vehicles may be undertaken in the garage or appurtenant driveway. Washing cars will be permitted ONLY when a nozzle is on the hose so the water can be shut off and not left running.
7. The COMMON AREAS shall not be used in any way for the drying, shaking, or airing of clothing or other fabrics. In general, no activity shall be carried on, nor condition maintained by a resident either in his/her unit or in the COMMON AREAS, which spoils the appearance of the condominium.
8. Sidewalks, yards, landscaped areas, driveways, roads, and parking areas shall not be obstructed in any way; nor shall they be used for purposes other than for which they are reasonably and obviously intended. NO bicycles, vehicles, toys, chairs, or benches may be left unattended on or about the COMMON AREAS.

9. No house trailers, commercial vehicles, boats, boat trailers, snowmobiles, snowmobile trailers or vehicles other than automobiles may be parked or stored upon the premises at the condominium. Loading and unloading of recreational vehicles are permissible for 24 hours only.
10. No inoperable vehicles of any type may be brought or stored upon the condominium premises temporarily or permanently.
11. No resident shall use or permit the use by any occupant, guest or member of the family firearms, air rifles, pellet guns, B-B guns, bows and arrows or other similar dangerous weapons anywhere on or about the condominium premises.
12. No signs or other advertising devices shall be displayed which are visible from the exterior of a unit or in the COMMON AREAS, including "FOR SALE" signs without written permission from the Board of Directors.

### **13. RULES & RESTRICTIONS REGARDING PETS**

These rules and restrictions govern the ownership and keeping of pets in any condominium unit located in the Woodfield Square Condominium development.

All pets must be registered with the Woodfield Square Condominium Association (hereinafter "Association") prior to being brought on to the condominium premises or into any unit. The Association has adopted a pet registration form to implement this rule.

All animals must be cared for and restrained so as not to be obnoxious or offensive on the account of, by way of illustration and not as limitation, excessive or persistent barking, excessive order, or unsanitary conditions.

No animal may be kept or bred for any commercial purpose.

No animal may be permitted to run loose or stray at any time upon the common elements of the condominium premises, and any animal shall at all times be leashed and attended to by some responsible person while on the common elements. No animals may be "tied out" on the common elements. While on the common elements, all animals shall be leashed on a leash not to exceed ten feet in length. When on the common elements, all animals must be accompanied by the owner or some other responsible adult.

No wild, savage or dangerous animal shall be kept in any condominium unit or on the common elements.

Any co-owner who causes any animal to be brought or kept upon a condominium unit or in the common elements shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as the result of the presence of such animal on the premises, whether or not the Association has given its permission therefor.

Each co-owner shall be responsible for the collection and disposition of all fecal matter deposited by any animal maintained by such co-owner.

The Association may charge all co-owners maintaining animals a reasonable additional assessment to be collected at the time of registration or any time after such animals are brought onto the common elements or into a condominium unit, and until such time as the co-owner ceases to maintain the animal. The additional assessments shall be established by the Association in order to defray the maintenance cost to the Association of accommodating animals within the condominium premises.

The Association has the right to remove or cause to be removed any animal from the condominium premises which it determines to be in violation of the restrictions imposed by these rules, and the Association shall not be held liable for such actions.

Stray animals and wild animals, including but not limited to squirrels, pigeons, chipmunks, raccoons, etc., shall not be fed or housed by any co-owners, nor shall any co-owners allow any condition to exist within their unit or the common elements adjacent to their unit which causes such animals to become a nuisance to any other co-owners.

14. Decks and patios that are of wood construction will be sealed with **CEDAR** sealer. Sealer should be applied according to manufacturers recommendations, but no less than once a year the first two years and every two years thereafter. Under NO circumstance shall color PAINT be applied.

Sealers must be cedar – no other color shall be applied to the wood surface.

Sealer should be applied the first and second year of a new construction occupancy. It should be applied according to the manufacturers recommendations.

Sealer is to be applied every two years after the initial 2 applications.

15. Prior to leasing the residence the lease form must be presented to the Board of Directors for approval. Leases must be a minimum of one year.
16. Approved storm doors are the Foxweldoor Model #100. If you have a green front door, then your approved color is IVORY. If you have a maroon front door, then your approved color is SANDAL. You must complete an alteration/modification request prior to installing your door.



**MAINTENANCE & SERVICES**  
**ROADS, UTILITIES, WALKWAYS, COMMONS**

<b>Description of Item</b>	<b>Association</b>	<b>Co-owner</b>
Road	<b>X</b>	
Parking Spaces	<b>X</b>	
Garage Driveway	<b>X</b>	
Sidewalk	<b>X</b>	
Storm Sewer System	<b>X</b>	
Sanitary Sewer System	<b>X</b>	
Water Distribution System	<b>X</b>	
Gas Line Network (up to point of entry to unit to fixture)	<b>X</b>	
Gas Line Network (after point of entry to fixture, out, switch)		<b>X</b>
Electrical Wiring Network (up to point of connection to fixture, out, switch)	<b>X</b>	
Electrical Wiring Network (after connection to unit fixture)		<b>X</b>
Basic Landscape Maintenance (cutting lawn & hedge trip)	<b>X</b>	
Added Landscape**		<b>X**</b>
Snow Removal	<b>X</b>	
Plumbing Network (up to point of connection with plumbing fixtures)	<b>X</b>	
Plumbing Network ( after point of connection to plumbing fixture)		<b>X</b>
Telephone Wiring Network (underground only)	<b>X</b>	
Lights at Garage Door	<b>X</b>	
Front Porch Light		<b>X</b>
Cable TV Wiring in wall		<b>X</b>

\*\*Must have board approval.



## **BUILDINGS**

<b>Description of Item</b>	<b>Association</b>	<b>Co-owner</b>
Roof & Gutter	<b>X</b>	
Foundations – Supporting Columns	<b>X</b>	
Basement Floors	<b>X</b>	
Garage Floors	<b>X</b>	
Exterior Walls	<b>X</b>	
Interior Walls/ Ceilings/ Floors	<b>X</b>	
Interior Walls/Ceilings/ Floors Maintenance		<b>X</b>
Porches	<b>X</b>	
Garage Doors	<b>X</b>	
Garage Door Openers		<b>X</b>
Exterior Surface Windows & Doors (Painting)	<b>X</b>	
Doors	<b>X</b>	
Windows **	<b>X**</b>	<b>X**</b>
Screens		<b>X</b>
Window Washing		<b>X</b>
Storm Doors & Screens		<b>X</b>
Fireplace Combustion Chamber		<b>X</b>
Chimney Cap	<b>X</b>	
Decks Cleaning/Sealing		<b>X</b>
Decks Repairs	<b>X</b>	

**\*\*Window replacement cost is shared 50/50 after board inspection and approval.**



## APPLIANCES & FIXTURES

Description of Item	Association	Co-owner
Furnace		<b>X</b>
Hot Water Heater		<b>X</b>
Humidifier		<b>X</b>
Alarm System		<b>X</b>
Washer/Dryer		<b>X</b>
Exterior Dryer Vent	<b>X</b>	
Light Fixtures – Interior		<b>X</b>
Stoves, Ovens, Exhaust Fan		<b>X</b>
Exhaust Vent, Exterior	<b>X</b>	
Air Conditioner Compressor/Condenser		<b>X</b>
Refrigerator / Freezer		<b>X</b>
Radio / TV		<b>X</b>
Gas or Electric Grills		<b>X</b>
Dishwasher		<b>X</b>
Trash Compactor		<b>X</b>
Sump Pump	<b>X</b>	