

The Lakes of Woodbridge Condominium Association

All residents should be familiar with the restrictions for the Association, but we realize that these restrictions are not anything that most people take out and review from time to time. The Board of Directors has done a quick recap of these restrictions for you to review. Most of these are contained in Article VI of your Master Deed, but some are rules that the Association has passed. We hope this is helpful to all!

General

- Do not dry or hang laundry, towels, etc. on decks or patios.
- Patio furniture only is allowed on decks or patios.
- Please do not obstruct the house numbers on your condominium – emergency vehicles, deliveries, as well as your guests may have trouble finding you!
- Garage doors are to be down unless you are working in the garage.
- All window coverings must be white on the side facing out.
- Satellite dish location must have approval prior installation.
- Screen/storm doors must have approval prior to installation.
- Screens and decks, patios and steps are the responsibility of each co-owner.
- No alterations to the exterior of the buildings are allowed.
- The flying of decorative flags is prohibited. Flying the American flag is allowed, but holders may not be installed in the aluminum siding. Board approval required.
- Brackets for plants are not allowed.
- Must own for one year before leasing. All leases must be for a minimum of one year and subletting is not allowed. All leases must be reviewed by Board prior to occupancy.
- Non related persons may not share a condominium without permission from the Association.

Animals

- Pets must weigh less than 40 pounds each.
- Only two pets per condominium are allowed.
- Animals may not be left tied out in the yard.
- Animals must be leashed at all times (this includes cats!).
- Owners are responsible to clean up after their pet immediately.
- Do not throw animal waste in the trash bins by the seating areas along the walkways. Please use the pet waste disposal receptacles.

Common Areas

- No sheds or other unsightly objects are allowed.
- Do not obstruct sidewalks, yards, roads or parking areas.
- Signs are not allowed.
- No yard or garage sales are allowed.
- Landscaping changes are only allowed with permission from the Association.
- There is no fishing or swimming allowed in the lakes.
- Do not damage common areas in any way (i.e. parking on sprinkler heads).

Automobiles

- All residents should use their garage and driveway for their cars.
- Visitor parking is for guests only, not residents.
- Cars should not be parked on the grass. There are sprinkler heads placed very close to the edge of the road and drives.
- Emergency vehicles must be able to navigate on all streets – leave enough room for a fire truck, police car or ambulance to get through.
- Observe the posted speed limit!
- Watch for walkers and joggers, they often do not hear or see cars.
- Do not park in the posted no parking areas.
- Cars must not obstruct fire hydrants or mailboxes.
- Motor homes may be parked in the driveway only for a limited time to load or unload.
- No boats, trailers, snowmobiles, etc. may be kept outside of your condominium. They may be parked in a garage, but only if the placement of them in a garage does not displace a car to the driveway or street.

Winter

- Please watch where you park your car during the snow removal season. If it is in the street, you may prevent proper snow removal, or your car may get plowed in. If the car totally prevents snow removal, it will be towed.
- Ice melting pellets are available by contacting the Management Company. Please do not use rock salt on the concrete. Although the Association puts down ice melt, many residents like to have some extra on hand.

Courtesy

- Please break up boxes if putting them in the dumpsters.
- Recycle! It's picked up every other Friday.
- If you remodel your condominium, please do not allow your contractor (or yourself!) to put old carpet, building supplies, etc. in the dumpsters. These items must be disposed of in a different way. The purpose of the dumpsters is for normal everyday household trash.
- Place all of your garbage in plastic bags before putting into dumpster.
- Garbage collection is on Monday.
- Please close the lids on the dumpsters – it helps to keep animals out!
- Remember your neighbors and keep noise down. If you live along one of the lakes, remember how easily sound travels over the lakes!
- Children need to be supervised – watch them near the lakes, it can be hazardous. Also, do not allow them to leave toys outside in the yard or on the deck or patio.
- Please do not feed the geese or other wildlife, we do not want to encourage the geese.