

RULES AND REGULATIONS

FOR

WESTWOOD VILLAGE CONDOMINIUM

(Revised 4-01-20)

1. The greens, walkways, and entrances in front of each Unit shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. Articles shall not be hung or shaken from the outside of the doors or windows or placed upon the window sills of the Units.
3. Bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall not be allowed to stand in any of the common areas. The area below the stairs in the Sonoma Buildings may be used for storage of bicycles and strollers.
4. No owner shall make or permit any noise that will disturb or annoy the occupants of any of the dwellings in the development or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners or tenants.
5. Each owner shall keep such owner's Unit in good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown thereof from, or from the doors or windows thereof, any dirt or other substance.
6. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of the Units, except such as shall have been approved in writing by Council, nor shall anything be projected out of any window in the Units without similar approval.
7. All garbage and refuse must be put in plastic bags. This is perhaps one of our greatest problems. When loose paper, etc. is dumped un-bagged, it gets wet and clings to the bottom of the trash container. The Township operators then bang the bins violently to get all the loose, wet, smelly garbage and paper from the bottom of the bins. Bagging also prevents the refuse areas from becoming eyesores, cuts down on flies and odors.
8. Toilets/water closets and other water apparatus in the units shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same.

Any damage resulting from misuse of any toilets/water closets or other apparatus shall be paid for by the owner of the Unit.

9. It is permitted for the owners/tenants of the Units to own house pets. However, it is the owner's responsibility to control them so as not to inconvenience other owners. The owner shall indemnify Council and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the development. In no event, shall dogs be permitted in any of the public portions of the development unless carried or on leash. In addition, no animals and/or pets may be tied to lamp posts, porches or common areas, unless the animals are tied in designated areas discussed below. If a dog or other animal becomes obnoxious to other owners by barking or otherwise, the owner thereof must cause the problem to be corrected, the owner, upon written notice by the Council, will be required to remove the animal from the premises. For sanitary purposes, animals may only be walked in designated areas set aside by Council. Owners must clean up the dog walk area after each use by their pets. Not only do the droppings appear unsightly in the heavily used common areas, but also pose a health hazard.

11. The agents of Council and any contractor or workman authorized by Council may enter any unit or patio at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, the Code of Regulations, or these Rules and Regulations. Except in case of emergency, entry will be made by prearrangement with the resident.

13. Children are not permitted to play in the street or ride bicycles in the grass.

14. The owners and residents, their employees, servants, agents, visitors, licensee, and families shall park only in designated parking areas. Parking in the street is strictly prohibited as it impairs the movement of emergency service vehicles and other traffic. All vehicles parked on the property shall be operable and shall display a current state registration. Any vehicle registered in a state that requires a state inspection shall also display a current inspection sticker. No major vehicle repairs may be made on the premises. Violators will be notified by Council and will have 10 days to correct the problem, after which the vehicle will be removed at the owner's expense.

15. Any campers, boats, trailers, other recreational vehicles, storage containers(PODS) or oversized or commercial vehicles must be parked in areas designated by Council. Any vehicles parked in unauthorized areas are subject to towing at the owner's expense.

16. All damage to the Units or to the Common Elements caused by the moving or carrying of any articles therein shall be paid for by the owner responsible for the presence of such article.

17. Any Unit Owner may lease his/her Unit provided that a copy of the lease or renewal shall be delivered to the Property Manager within 10 days of its execution. The tenant will be provided a copy of the Rules and Regulations by the Lease Owner. The minimum lease term will be 28 days.

18. No owner shall use or permit to be brought into the Units any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene, other explosive, or articles deemed hazardous to life, limb, or property, without in each case obtaining written consent of Council.

19. The owners shall not be allowed to put their names on any entry of the Units, except in the proper place provided by Council for such purposes.

20. Owners can do touch up painting of patios, fences or storage area. Council will provide paint as requested.

21. Any owner wishing to plant flowers, trees, or shrubs outside of his patio area must obtain written permission from Council before doing so. Vegetable gardens are not permitted at any time.

22. The owners must keep the interior of the patios and storage sheds clean and free from obstructions. Nothing shall be hung in the patios above the fence lines. Council assumes no liability for loss or damage to articles stored in the patios or storage sheds. The owner or occupant of each Sonoma Unit shall identify the storage unit containing their belongings by putting the Unit number on the storage bin. In the event that two or more Unit owners or occupants cannot agree as to which storage area belongs to which Unit, Council shall make a final determination.

23. Any damage to the buildings, common areas, or equipment caused by residents' children or their guests shall be repaired by Council at the expense of the residents. Residents shall be held responsible for the actions of their children and of their guests.

24. Complaints regarding the management of the Units or the Common Elements, or the actions of other owners, tenants, or guests, shall be made in writing to the Council. Disagreements between unit owners should be settled by the parties involved. Council is not the Westwood Village police! Just a reminder to all those renting property. Westwood Village rules and regulations apply to all; owner and renter both.

25. Any consent or approval given under these Community Rules by Council shall be revocable at any time.

26. No mini-bikes, motorcycles, or snowmobiles shall be operated or parked on the grass, sidewalks, or patios. In addition, no electric scooters or electric bicycles are allowed in the development on our streets, sidewalks, or grass.

27. The Westwood Village speed limit is fifteen (15) miles per hour.

Any owners and/or residents, their employees, servants, agents, visitors, licensees, and families that are found to be in violation of the above stated rules and regulations or any other governing documents (such as the Declaration or the Code of Regulations) of Westwood Village shall be subject to the following actions initiated by Council:

1. Notification by letter as a warning to discontinue such offensive behavior and/or conditions the first time such behavior and/or conditions are so noted.

2. Notification by letter with accompanying \$25.00 fine to be paid in full within thirty (30) days of such notification.

3. Notification by letter with accompanying \$50.00 fine to be paid in full within thirty (30) days of such notification.

Any fine that is not paid in full within the thirty (30) days allowed for such notification could result in a lien being placed on the Unit Owner's property until any and all debts are so satisfied.