

GUIDELINES FOR PATIOS, DECKS AND LAWNS

The Board of Directors is given authority under the By-Laws, Articles V11 Section 1. (a), to “adopt and publish rules and regulations governing the use of the Common Areas”. The Board has put together a list of items **that are permitted** on the patios, decks and lawn to help prevent future misunderstandings. **If it is not listed then assume item is not permitted.** The Association has a duty to protect your investment, and enhance the property value by enforcing the rules and regulations.

1. Outdoor Patio furniture only, patio storage box 3x2x2 size, & (table umbrella only) is permitted.
2. Hanging baskets are permitted on patios/decks that have a roof only. Three (3) hanging baskets per unit. **(nothing can be attached to building, soffit, and gutter, (no artificial plants)**
3. Flower planters/pots are permitted on patios /decks (3) only. **(all dead flowers must be removed)**
4. Planter boxes are permitted on patio/deck rail (2) only. **(no artificial flowers/plants permitted)**
5. Bikes can be stored no more than two permitted.(covered neatly with brown or black tarp)
6. Firewood no more than 4ft high stacked neatly next to the brick wall.
7. Seasonal decorations are permitted, but can only be displayed 14 days prior to the holiday and must be removed no later than 7 days after the holiday. Christmas decorations however are permitted from November 30 to January 15th.
8. Hummingbird feeders only (2) are permitted
9. Satellite dish (1) per unit permitted on a patio/deck area mounted to tripod.

10. American Flag (only) is permitted: The Flag size may not exceed 3'x 5'.

Woodland Hills Dr. Flag Specifications are:

- a. You are permitted to attach Flag bracket to the brick (with brick anchor's).
- b. You can install Flag bracket at the open end of your deck, above and in line of deck rail only.
- c. Flag bracket cannot be removed once attached.
- d. Flag must be maintained in good condition at all times.

View Terrace DR. Flag Specifications are:

- a. You are permitted to attach Flag bracket to the patio post at the open end of your deck. (Call the office for Flag Specifications if needed)

11. Gas or Electric grills only are permitted. (subject to change)

12. Lawn Ornaments: maximum (2) will be permitted in the Limited Common area (patio/deck) not to exceed 2ft in height.

13. Wind chimes: maximum (1) 18 inches in length will be permitted on patio/ deck area as long as it does not become a nuisance to surrounding neighbors. (subject to change)

Unit owners are responsible for restoring the building to its original condition when something attached to the building is removed (flag pole, hanging baskets, etc.)

Note: Nothing is permitted in the common area without Board approval this includes flowers.

Approved: Woodland Hills Board of Directors -March 26, 2015

Woodland Hills of Southgate

4/7/15

To: Residents of Woodland Hills

From: Debbie Sumner

Re: Rules/Regulations/Rental Requirements

Dear Residents;

There seems to be some confusion in the community as to what IS and what IS NOT permitted-concerning the Common and Limited Common Area. On March 26, 2015 the Board of Directors adopted the following guidelines to help remove some confusion.

- **Rental Requirements' (page 22)**
- Guidelines for Patios, Decks and Lawns (pages 32-33)**
- Guidelines for Window, Patio Doors and Front Unit – Doors (page 34)**

These guidelines should be looked upon as preserving the architectural character within the community as well as protecting your investment. Please add these pages to your Reference Manual and keep for future reference a few minutes now can save the aggravation of getting a violation letter. Property inspections will soon be starting.

If a conflict should arise the Board of Directors will make the final decision based on the documents. If you have a request or suggestion please put it in writing and drop off at the clubhouse drop box. Thank you in advance for your cooperation in this matter.

For the Woodland Hills Board of Directors,

Debbie Sumner
On site coordinator

