

An owner's guide to the [Governing Documents](#):

1. [Woodhaven Articles of Incorporation](#) - are the basic document that the developer of the community files with the Secretary of State to form the Association. The Articles of Incorporation must be filed with the state before any property in the community can be sold. For Woodhaven this defines the Name of the Association, duration, non-profit, etc.
2. [DECLARATION AND MASTER DEED](#) - a document that meticulously delineates each unit and common area within the development. Indicates where the common areas will be and legally grants ownership of those areas to the individual owners.
 - a. ARTICLE I – DEFINITIONS (Page 2). Definition of terms used in the document.
 - b. ARTICLE II - DIVISION OF PROJECT AND CREATION OF PROPERTY RIGHTS (Page 6). Defines units and common areas.
 - c. ARTICLE III - ASSOCIATION, ADMINISTRATION MEMBERSHIP AND VOTING RIGHTS (Page 9). Voting rights of owners.
 - d. ARTICLE IV – ASSESSMENTS (Page 10). Responsibilities of payments of assessments and liens.
 - e. ARTICLE V - DUTIES AND POWERS OF THE ASSOCIATION (Page 14). The duties and powers for the Association.
 - f. ARTICLE VI – UTILITIES (Page 16). The responsibilities of owners and association related to utilities.
 - g. ARTICLE VI I - USE RESTRICTIONS (Page 17). Restrictions relating to occupancy, nuisances, vehicles, signs, animals, garbage, antennas, leasing, mortgages, car maintenance, workshops, damage to common elements, and enforceability.
 - h. ARTICLE VIII - ARCHITECTURAL CONTROL (Page 20). Exterior alterations.
 - i. ARTICLE IX - MORTGAGEE PROTECTION CLAUSES (Page 21).
 - j. ARTICLE X – INSURANCE (Page 24). Owner and Association responsibilities for insurance.
 - k. ARTICLE XI - FI RE AND CASUALTY (CONSTRUCTION AND REPAIR) (Page 26). Details related to fire damage.
 - l. ARTICLE XI I - EMINENT DOMAIN (Page 31). Property is taken or threatened to be taken by condemnation, eminent domain, or by any other similar power.
 - m. ARTICLE XI 11 - GENERAL PROVISION (Page 34).
 - n. ARTICLE XIV – NOTICES (Page 40).
 - o. EXHIBIT “A” – Tract of land details.

- p. EXHIBIT "B" RULES AND REGULATIONS FOR WOODHAVEN CONDOMINIUMS - Common area obstruction, articles, play areas, vehicles, exterior, exterior rights & privileges, noise, trash, animals, storage, passkey, drapery coverings, balcony modifications, and glass at pool.
 - q. EXHIBIT "C" – % OWNERSHIP
3. [Woodhaven By-Laws](#) - Is a contract between the condo association and the owners. The condo unit must be used only in accordance with the Bylaws of the association.
- a. ARTICLE I - MEMBERSHIP, VOTING MAJORITY OF OWNERS (Page 1).
 - b. ARTICLE II - MEMBERSHIP, VOTING MAJORITY OF OWNERS, QUORUM, PROXIES (Page 1).
 - c. ARTICLE III – ADMINISTRATION (Page 2).
 - d. ARTICLE IV - BOARD OF DIRECTORS (Page 4).
 - e. ARTICLE V - FISCAL MANAGEMENT (Page 9).
 - f. ARTICLE VI – OFFICERS (Page 9).
 - g. ARTICLE VII - INDEMNIFICATION OF OFFICERS, DIRECTORS AND MANAGING AGENT (Page 11).
 - h. ARTICLE VIII - AMENDMENTS TO BYLAWS (Page 13).
 - i. ARTICLE IX - EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND DESIGNATION OF VOTING REPRESENTATIVE (Page 13).
 - j. ARTICLE X - OBLIGATIONS OF THE OWNERS (Page 14).
 - k. ARTICLE XI - ABATEMENT AND ENJOYMENT OF VIOLATIONS BY OWNERS (Page 18).
 - l. ARTICLE XII – COMMITTEES (Page 18).
 - m. ARTICLE XIII – NON-PROFIT ASSOCIATION (Page 19).
 - n. ARTICLE XIV – EXECUTION OF DOCUMENTS (Page 19).
 - o. ARTICLE XV – PROXY TO TRUST (Page 20).
 - p. ARTICLE XVI –CONFLICTING OR INVALID PROVISIONS (Page 20).
 - q. ARTICLE XVII - NOTICES (Page 20).
 - r. [EXHIBIT "A"](#) - MAINTENANCE RESPONSIBILITY CHART FOR WOODHAVEN CONDOMINIUMS.
 - s. [EXHIBIT "B"](#) - RULES AND REGULATIONS FOR WOODHAVEN CONDOMINIUMS.
4. [PLUMBING RESOLUTION](#) - Each Owner is responsible to other Owners for all damage to another Owner's Unit caused by first Owner's Unit or any part therein (water heater leaks or a pipe inside, etc.).
5. [Woodhaven Use of Unit Clarification](#) - Use of Individual Units.

6. [Woodhaven Architectural Control Guidelines](#) – Guidelines for doors, balcony, windows, window coverings, screens and antennas.
7. [Woodhaven Architectural Control Request Form](#) – request form for architectural changes.
8. [Woodhaven Parking and Towing Policy](#) – Policy relating to parking.
9. [Vehicle Registration Form 2024](#) – Vehicle registration for Woodhaven Parking.
10. [Woodhaven Parking Assignments](#) - Woodhaven Parking Assignments for covered parking.
11. [Woodhaven Property Map](#) - Woodhaven Property map.
12. [Woodhaven Survey](#) – Survey map of Woodhaven property.
13. [Woodhaven Pool Rules](#)
14. [Open Flame Cooking Devices](#)