

Patios & Balconies

All first level units have a patio. Some patios have a hardiboard fence on 3-sides and some have a hardiboard fence on 2-sides.

All second level units have a balcony. Some balconies have a steel fence on 3-sides and some have a steel fence on 2-sides.

PB1	Patios and balconies must be kept clean and free of debris. Do not use patios for storage except as specifically allowed below. Store loose items in closed containers.
	Allowed
PB2	Only outdoor patio furniture is allowed; indoor furniture, including folding metal chairs, is prohibited.
PB3	Electric grills and electric smokers are allowed to be stored and used.
PB4	Bicycles are allowed to be stored (limited to 2). Bicycles are prohibited from being hung from the ceiling.
PB5	Plant containers with live plants, bulbs, or artificial plants are allowed. Plant containers with live plants or bulbs must have saucers or drip trays to prevent water accumulation.
PB6	Storage containers are allowed if they are enclosed and are not stacked and only in the following neutral colors: black, gray, beige, taupe, brown. Ice chests and ice coolers are not storage containers.
PB7	Mops, brooms, shovels, and similar items must be stored inside a container.
PB8	Empty pots and planting soil must be stored inside a container.
PB9	Toys must be stored inside a container.
PB10	Small wind chimes are allowed to be hung from wood only (not hardiboard or wood posts). If a neighbor complains about noise, wind chimes must be removed during complex quiet hours (11 pm through 7 am). Repair and paint wood after removal.
PB11	Wreaths and decorations <i>may</i> be allowed to be hung (not attached) on doors at the sole discretion of the HOA.
PB12	Up to 1/4 cord of firewood is allowed to be stored, not touching the patio/balcony or any part of the building, and must be neatly stacked and covered.
PB13	Hanging plants with live plants, bulbs, or artificial plants are allowed to be hung from wood only (not hardiboard or wood posts). Repair and paint wood after removal.
PB14	Door entrance lights are allowed but must have clear, white, or yellow bulbs.
PB15	Holiday decorative lights are allowed to be put up 15 days prior to the holiday and must be taken down within 15 days after the holiday. They must be attached to wood (not hardiboard or wood posts) or zip-tied to the hardiboard fence or steel fence.
	Approval needed
PB16	Shades <i>may</i> be allowed with prior written approval from the HOA. They must attach only to wood (not hardiboard or wood posts). Repair wood and paint after removal. It is in the sole discretion of the HOA whether to allow shades.
PB17	Decorative art <i>may</i> be allowed with prior written approval from the HOA. Bright colors are discouraged. Attach only to wood (not hardiboard or wood posts). Repair and paint wood after removal. It is in the sole discretion of the HOA whether to allow decorative art.
PB18	Decorative lights <i>may</i> be allowed if they have clear bulbs and prior written approval from the HOA. Colored bulbs are not allowed. They must attach only to wood (not hardiboard or wood posts). Repair and paint wood after removal. It is in the sole discretion of the HOA whether to allow decorative lights.
PB19	A mesh barrier may be attached to the steel balcony fence for safety with prior written approval from the HOA.
	Prohibited
PB20	Electric insect zappers are prohibited.
PB21	Hazardous or flammable materials (including paint) are prohibited.
PB22	Open flame cooking devices (propane/charcoal grills) are prohibited.
PB23	Propane tanks and heaters are prohibited.
PB24	Trash is prohibited.
PB25	Fire extinguishers are prohibited.
PB26	Electric fans and heaters are prohibited.
PB27	Exercise equipment is prohibited.
PB28	Appliances are prohibited.

PB29	Power tools and power equipment are prohibited.
PB30	Pet cages and crates are prohibited.
PB31	Ice chests and ice coolers are prohibited.
PB32	Open shelving is prohibited with the only exception being to hold plant containers with live plants, bulbs or artificial plants.
PB33	Empty, soil-only, or dead-plant containers are prohibited.
PB34	Bird houses and feeders are prohibited.
PB35	Only small hanging plants may be hung on hardiboard fences or steel fences.
PB36	Do not attach anything to hardiboard siding except security cameras and door entry lights.
PB37	Do not attach anything to wood posts as they are load bearing.
PB38	Do not attach anything to hardiboard fences or steel fences.
PB39	Do not attach anything to any doors that may cause damage.

Landings	
Landings include 1st level, 2nd level and 3rd level. First level units have entrance porches outside their front doors (which are included in this section). Second level units have a 2nd level landing outside their front door and may have a 1st level landing if the stairwell to the second level has a turn in direction. Not all stairwells have 1st level landings. Not all buildings have 3rd level landings.	
	1st and 3rd Level Landing
L1	1st and 3rd level landings are for entry and exit only.
L2	Storage of any items on 1st and 3rd level landings is prohibited.
L3	Do not attach anything to hardiboard siding on 3rd level landings except security cameras and door entry lights.
L4	Do not attach anything to wood posts on 3rd level landings as they are load bearing.
L5	Door entrance lights on the 3rd level landings are allowed but must have clear, white, or yellow bulbs.
L6	Wreaths and decorations <i>may</i> be allowed to be hung (not attached) on 3rd level landing doors at the sole discretion of the HOA.
	First Level Entrance Porch and 2nd Level Landing
	Allowed
L7	A small number of plant containers with live plants, bulbs, or artificial plants are allowed. Plant containers with live plants or bulbs must have saucers or drip trays to prevent water accumulation.
L8	Plant containers must be movable by one person (max 25 lbs each).
L9	Door entrance lights are allowed but must have clear, white, or yellow bulbs.
L10	Wreaths and decorations <i>may</i> be allowed to be hung (not attached) at the sole discretion of the HOA, but must not block unit numbers.
	Prohibited
L11	Trash is prohibited.
L12	Empty, soil-only, or dead-plant containers are prohibited.
L13	Bird houses and feeders are prohibited.
L14	Do not attach anything to hardiboard siding except security cameras and door entry lights.
L15	Do not attach anything to wood posts as they are load bearing.
L16	Do not attach anything to any doors that may cause damage.

Stairwells	
SW1	Storing items on stairwells is prohibited.
SW2	No items may be stored beneath stairwells except as allowed in the 'Other Common Elements' section.
SW3	Nothing may be attached or hung on stairwell handrails.

Other Common Elements	
-----------------------	--

Common elements are for all residents; do not hinder access.

	Allowed
CE1	Plant containers with live plants, bulbs, or artificial plants are allowed in common areas adjacent to a unit, provided they do not interfere with landscaping work.
CE2	Plant containers must be cared for regularly (trimming, pruning, watering).
CE3	Bare dirt areas adjacent to a unit are allowed to be covered with dark brown wood mulch or Colorado/Austin river rock, with steel green or natural stone edging.
CE4	The area under stairwells and first level landings are designed to be covered with concrete, river rocks, or Asian Jasmine groundcover. Plant containers with live plants, bulbs or artificial plants are allowed to be placed on top of the concrete or river rocks, but not on top of the groundcover.
	Approval needed
CE5	Water hose hangers <u>may</u> be attached to brick and requires prior HOA approval. Water hoses must be neatly stored and not interfere with landscaping work, access to water spigot valves or access to building water cutoff valve boxes.
CE6	Yard art is discouraged in common elements adjacent to a unit and requires prior HOA approval. Bright colors are discouraged. Small concrete wildlife statues <u>may</u> be allowed. Yard art must not interfere with landscaping work. It is at the sole discretion of the HOA whether to allow yard art.
	Special care
CE7	Consult neighbors and the HOA before placing plant containers in common elements.
CE8	Plant containers with live plants, bulbs or artificial plants must be movable by one person (max 25 lbs each).
CE9	The HOA maintains landscaping consistency. Certain plants are the sole responsibility of the HOA.
CE10	Some owners had prior permission to plant small plants in the ground under stairwells or adjacent to their units. These may be "grandfathered" by the HOA. No invasive species are allowed. It is at the sole discretion of the HOA whether to allow owners to put plants in the ground.
CE11	The HOA will strive to notify owners of issues with items in the common elements but reserves the right to remove items without notice or liability.
	Prohibited
CE12	Plants in the ground by owners/residents is prohibited except "grandfathered" cases.
CE13	Empty, soil-only, or dead-plant containers are prohibited.
CE14	Bird houses and feeders are prohibited.
CE15	Placing non-allowed items in or adjacent to the trash dumpsters is prohibited.
CE16	Placing non-recyclable items in the recycle dumpster is prohibited.

This list is not all-inclusive. Warnings and fines for non-compliance are at the sole discretion of the Woodhaven HOA.