

Woodridge Condominium Association

Rules and Regulation

These Rules and Regulations are established, by the Rules Committee, and the Board of Directors, in order to preserve the rights and property values of the Unit Owners of the Condominium Association.

These rules are in effect as of January 1, 2001 and supersede all previous versions of the rules and regulations of the Woodridge Condominiums. Warnings, fines and all remedies available will be utilized to enforce the Rules and Regulations as well as the Woodridge Declaration and By-Laws.

There are thirty-two (32) numbered rules and seventeen (17) numbered pages (nine (9) two sided pages). If you are missing any of these pages, please contact the Office or a Board Member for a complete copy.

Each Unit Owner should have received a copy of the Woodridge Declaration and By-Laws from the previous Owner when they purchased the Unit. Copies of this document are currently available in the Office at a cost of \$15.00 each.

Each Unit Owner and Lessee should have a copy of these current rules. Unit Owners are responsible for providing their future Lessees with copies of these rules. ***Failure to comply with this requirement will not alleviate the responsibility of the Unit Owner for their lessees actions.***

Please use the below form to register your pets. Complete the form below and bring to the Office or mail to Woodridge, P.O. Box 55303, Metairie, LA 70055-5305.

Unit No. _____	Owner: _____		
Lessee _____	Date: _____		
Pet: Type _____	Name: _____	Weight: _____	Age: _____
Pet: Type _____	Name: _____	Weight: _____	Age: _____
Pet: Type _____	Name: _____	Weight: _____	Age: _____

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1. DESTRUCTION OF PROPERTY

Unit Owners, their dependents, guests, or lessees shall not mark, mar, damage, destroy, deface or engrave any part of the property. Unit Owners shall be responsible for any damage caused by themselves, dependents, guests, lessees, mechanics, or material men with whom they contract.

Digging up lawns, independent landscaping, removing soil or plants from courtyards or any areas on the property is prohibited without written permission from the Board of Directors.

2. CHILDREN

Unit Owners and lessees shall require their children under the age of sixteen (16) and those of their guests to comply with directions of the Board of Directors and all rules and regulations of the Condominium Association.

The courtyards, foyers, stairs, balconies, 2nd floor decks leading to pool houses, parking lots, fences, and gates are not designed as play areas and can be very dangerous. Therefore, in the interest of safety, it is required that:

- A) Children not be allowed to roam the balconies, stairs, courtyards, or any of the common elements without the attendance of an adult.
- B) Children not be allowed to use toys, tricycles, bicycles, balls of any kind, etc... on the premises without adult supervision; nor are these items to be stored or left unattended on the front balconies, courtyards, or any common elements.

Bicycles, scooters, skates of any kind, or skateboards are not to be ridden on sidewalks, lawns, in courtyards in the pool areas, or, on 2nd floor decks or balconies.

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3. CONDUCT

Everyone should do their best not to disturb or annoy others. In the interest of being good neighbors, no loud or disturbing noises are permitted at any time. This includes but is not limited to running, stomping and jumping on the stairs of the second floor units, the playing of stereo's, TV's radios etc. so that they can be heard in your neighbors unit. Peace and quiet is desired between 11:00 PM and 9:00 AM.

4. RADIO, TELEVISION, AND OTHER ELECTRONIC DEVICES

It is required that all radios, televisions, and other electronic devices be kept moderately tuned so as not to annoy other residents.

There shall be no aerial, antennae, or satellite dish installed by the individual Unit Owners or lessees. Woodridge is already wired for cable; therefore, Unit Owners and lessees need only contact the local cable company to subscribe. Wiring for cable is not to penetrate the vinyl siding.

5. OUTSIDE GRILLING

Only electric barbecue grills may be used on the premises. Further, these grills may only be used in the following areas:

- A) 1st floor enclosed rear patio areas – away from the building and fence;
- B) 2nd floor rear patio decks – near the railing of the balcony;
- C) Designated area next to each pool room – away from the building

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6. BUILDING EMPLOYEES AND CONTRACTORS

No unit owners, lessees, or members of their families, or guests shall give orders or instructions to Woodridge employees or contractors hired by the Board of Directors to do approved work for the Association.

Unit Owners shall express their desires in writing to the Board of Directors for consideration on any special projects or suggestions for repairs.

No Owner shall permit any service people to work on any unit before 8:00 AM, weekdays, or 10:00 AM, weekends, or after 8:00 PM other than in an emergency situation.

7. PLUMBING AND ELECTRICAL

Bathrooms and other plumbing shall not be used for any purposes other than those for which they were constructed. No sweepings, rubbish, rags, diapers, sanitary napkins, tampons, kitty litter or other foreign substances shall be thrown therein.

Garbage disposals are designed to efficiently handle only soft foods in small quantities. Grease or large amounts of refuse or anything hard, tough or fibrous (such as seafood, peanut shells, raw vegetables, coffee grounds) should be tightly bagged and put in the dumpster. Garbage disposal misuse has caused costly damage and blocked sewerage lines; therefore, it is highly recommended that you remove rather than replace any defective or leaking disposal.

Washer and dryers and window air conditioning units are not permitted in any Unit. The sewer lines are not capable of handling the fluid levels required by washers. The wiring is not suitable for dryers. The increased use of electricity for any of these appliances is not allowed.

ANY alterations, to existing plumbing and electrical wiring, must be approved in writing, by the Board of Directors, prior to any work being done.

Unit Owners will be required to provide the Board of Directors with access to the premises upon demand for the purpose of investigating sewer line problems and water leaks. Unit Owners housing alterations to the original plumbing system, not appropriately authorized by the Board of Directors, will be held responsible for the costs of all repairs to the line, fined for having that washing machine, etc... and will be requested to remove the appliance immediately. Fines shall continue until proof of the removal of the appliance is supplied. The Unit Owner on demand will pay total costs of all maintenance, repairs, and replacement connected with misuse of the plumbing.

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8. ROOF

Unit Owners are not permitted on the roofs for any purpose and shall be responsible for keeping their families, guests, employees, contractors, and lessees off the roof unless written permission is granted by the Board of Directors / Maintenance Manager / Property Manager.

If a manufacturer's warranty, which covers a certain portion of the roof is cancelled or negated because of the actions of a Unit Owner, or, his/her relative, guest, employee, contractor, or lessees, that Unit Owner will be liable for any needed repairs which would have been covered by the original warranty.

9. SOLICITATION

There shall be no solicitation by any person anywhere on the property. . This includes but is not limited to commercial flyer distribution, charity fundraising or for any cause whatsoever, unless specifically authorized in advance by the Board of Directors.

10. EXTERIOR APPEARANCE

No bathing suits, towels, clothing or other items shall be hung from balconies, patios, stair railings, or, on sidewalks. No mops or other items shall be stored or hung out to dry in the above named areas.

No heavy plastic or aluminum foil is allowed on the windows. This includes but is not limited to window tinting. All window dressings facing the exterior of the building shall be white or off-white in color. Any tape or plywood or other materials applied to windows or patio doors for protection from the threat of hurricane must be completely removed once the danger is over.

To maintain a uniform and pleasing appearance, no exterior additions, painting, alterations, or other changes shall be made to the exterior of the building with the exception of the installation of security doors. Security/Screen Doors are allowed at the option of the unit owner, but must conform to specifications approved by the Board of Directors. All front doors are to be painted the color approved by the Board of Directors. Paint can be obtained from the office.

Any proposed changes that will alter the exterior of the buildings must be submitted to the Board of Directors with full plans and specifications, as well as cost, for approval by 75% of the ownership as required in the Condominium Documents and By-Laws.

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11. FIRE SAFETY

Each unit shall maintain a working fire extinguisher and smoke or heat detector. Each Unit Owner will be required to furnish proof of these items, in working order, upon demand. No flammable objects or chemicals, etc. are allowed at any time under the stairwells, on 2nd floor balconies, on walkways, or, in the enclosed 1st floor rear patios.

12. CLEANLINESS

Owners and lessees are to keep the common area around their Units clean. No Unit Owner or lessee shall throw, or allow to fall, anything from windows, doors, balconies, or patios.

Garbage shall be put inside the dumpster located in the parking lots, and not left on the parking lot next to the dumpster.

Items of furniture that can be broken down into small pieces can be placed in the dumpster. Do not place a large sofa, chair, mattress, etc... into the dumpster. Do not place any appliances (dishwasher, stove, etc...) into the dumpster. The dumpsters are for trash and small items that will fit in easily and not extend beyond the top of the sides of the dumpster.

No trash, including cigarette butts, or unwanted mail, is to be left around the mailboxes, pools stairways, balconies, patios, sidewalks, and parking lots or outside your door. Individual trash containers are not allowed on balconies or on the front or back exterior of each respective unit.

Those Unit Owners caught littering will be fined. In the case of relatives, guests, employees, contractors, or lessees caught littering, the Unit Owner will be fined.

13. OBSTRUCTIONS

The common areas must be kept open and free of obstructions of any type, inclusive of but not limited to plants, barbecue grills, toys, furniture, etc...

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14. PARKING

Each Unit is assigned one reserved parking space. An additional space can be reserved for \$15.00 per month, if spaces are available. Additional spaces are based on a first come, first serve basis. Only one additional space is allowed per Unit.

Guest parking spaces are for guests only. Guest spaces are not to be used by residents on a regular basis without written permission of the Board of Directors.

All parking on the premises shall be for the primary use of automobiles. Vehicles with a wheelbase larger than that of a full size sedan may be parked, if space is available, with written permission of the Board of Directors. No parked vehicle can extend into the street.

No vehicle should be parked in a place other than one that has been designated for parking.

NO PARKING IN FIRE LANE AREAS

NO PARKING ONE CAR BEHIND THE OTHER AND BLOCKING THE SIDEWALK

NO PARKING ON GRASS OR SIDEWALK AREAS

No vehicle shall be left standing in a parking space in a non-operative condition longer than five (5) days. No Unit Owner or lessee shall make any repairs, oil changes, etc... to vehicles on the premises. Flat tires must be repaired within 24 hours. Washing of vehicles on the premises is prohibited. Failure to observe these rules subjects the Unit Owner to fines (for parking lot clean-up, the cost of extra water use, etc.).

The Woodridge Condominium Association reserves the right to remove any vehicles at the expense of the respective owner if:

- A) It is parked in an unauthorized place or manner
- B) It is not registered as a resident auto
- C) It does not have a current license plate and/or brake tag.

Internal Woodridge driveways and parking areas have a 5 MPH speed limit.

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15. LAUNDRY ROOMS

Pets are not allowed in the laundry rooms at any time. Unattended children are not allowed in the laundry rooms. The Board or the Association assumes no responsibility for damage or loss of any laundry through the use of these laundry facilities. No smoking is allowed in the laundry rooms. Trashcans are for the convenience of the users of the facilities and not for general household trash.

The laundry room doors are locked for safety reasons. The last person to leave the laundry room should always make sure the door is shut and locked.

Maintaining a neat and clean appearance of the laundry room is the responsibility of everyone who uses it. Please pick up your own trash. The lint screens in the dryers should be cleaned after every use. Please discard the lint in the trashcans and not on the floor.

16. TRASH DISPOSAL

All refuse, waste, bottles, cans, and garbage shall be securely wrapped and placed in the dumpsters. Anything left for disposal near the dumpster and outside of it will not be picked up by the disposal service. Therefore, please be sure that all refuse is placed inside the receptacle.

Disposal of large items such as appliances, furniture, carpets, etc. must be arranged through the Office. An alternative way of disposal of these items could be through several charitable organizations in the area that will pick up the items at no cost (i.e. Am-Vets, Salvation Army, Goodwill). (Also see Rule 12 – Cleanliness)

17. SIGNS

No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted, or affixed by any Unit Owner on any part of the outside of a Unit or in a window of a unit, without prior written permission of the Board of Directors. Exception: One (1) “For Rent” or “For Sale” sign can be displayed. Further, a typewritten notice in the bulletin board by the office is also permitted.

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18. CONDOMINIUM UNIT USE

Woodridge Condominiums are for single family residential use and may not be used as a primary office for commercial or retail purposes which involve clients/employees/employers coming onto the property and/or activity which is disruptive to neighbors or residents of Woodridge Condominiums. This includes but is not limited to baby-sitting services, day care, corporate housing and other licensed or unlicensed businesses.

19. RESPONSIBILITY FOR DAMAGE

Unit Owners shall be liable for all damages to buildings caused by delivery trucks, or moving vans, or their operators, in their employ. Unit Owners are also liable for any damage to the buildings, common elements, or, limited common elements caused by themselves, their relatives, guests, lessees, lessees' guests, or their property.

20. DELIVERIES

The Woodridge Condominium Association, Board of Directors, or Management shall not be held responsible for the theft, conversion, disappearance, loss or damage of any item delivered to any Unit Owner or lessee in their absence.

21. RIGHT OF ENTRY INTO UNITS FOR EMERGENCIES

In case of an emergency originating in or threatening the Unit, regardless of whether or not the Owner is present at the time of such emergency, the Board of Directors or any managing agent, or their agents, shall have the right to enter such Unit for the purpose of remedying or abating the causes of such emergency, and such right to entry shall be immediate. To facilitate entry in the event of any emergency, the Owner of each Unit is required by the Association to deposit under the control of the Association a key to the Unit. If not on deposit, the Owner will pay the cost of any forced entry. It is clearly understood that this entry will be for the purpose of emergencies only and for no other purpose will entrance to the Unit be allowed, without expressed written permission of the Unit Owner.

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22. PETS

No Rottweilers, Pitt Bulls, snakes, exotic animals or any aggressive animals allowed.

All unit Owners are expected to be responsible pet owners, concerned for the well being of their pets and consideration of their neighbors.

Unit Owners and/or lessees shall have no more than two animals, having an aggregate weight of not more than twenty-five (25) pounds, kept within any Unit or on the grounds, except for fish and small birds (which must be kept in a cage.)

All pets must be registered with the office. All pets should wear a current license indication that the pet has been vaccinated against rabies and an I.D. tag with the owner's address or telephone number whenever it is outside of the unit on the property.

No food for pets or any animals shall be left anywhere on the property and there is to be no feeding of animals of any kind on the common elements. No animal shall be allowed on the property without the supervision of its owner. Dogs must be on a leash; cats must be on a leash.

Pet owners are responsible for the immediate removal and sanitary disposal of any droppings left by their pet. Do not walk pets in interior walkways or courtyards. Pets cannot be maintained on 1st floor rear patios or 2nd floor rear balconies.

Excessive or untimely barking, howling or yelping so as to disturb the peace and quiet of neighbors, digging in gardens, urinating or defecating on the lawn, attacking or molesting passersby or other animals, being repeatedly at large or destruction of property shall be considered a public nuisance and subject to fines by the Board of Directors to the Unit Owner and the filing of a complaint with the Jefferson Parish Sheriff's Office.

Pets are at no time allowed in the pools or pool areas. The commercial breeding of animals is not allowed on the premises. Each pet owner assumes full responsibility for any personal injury or property damage, caused by their pet and shall indemnify and hold the Association harmless against any loss or liability of any kind that might arise from the privilege of keeping a pet within the condominium.

Any pet causing damage or continual disturbance will not be allowed to remain on the premises. The unit owner of the pet's residence will be notified in writing by the Board of Directors or by Management after registered and confirmed complaints. The second notification to the Unit owner will carry a request for the immediate removal of the animal from the premises. If the pet owner is a lessee, both the Unit Owner and the pet owner will receive notice.

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23. DECORATIONS

Any seasonal decorations for doors and windows may be put up no more than three (3) weeks before the holiday or event and must be taken down within (3) weeks after the event.

Party decorations for any private party are allowed to remain up only for the day of the party.

24. LEASING OF UNITS

Per the Woodridge Declaration, Section XXVII, any lease agreement shall be required to be subject to the provisions of the Declarations and By-Laws. The lessees must abide by the By-Laws and Rules and Regulations or they will be in default of their lease and will cause termination of said lease and eviction will occur within 15 days in accordance with law.

Unit owners must furnish a copy of the Woodridge Rules and Regulations to their lessees. The term of a lease shall not be less than six (6) months unless prior written approval is obtained from the Board of Directors. Further, the lessee must occupy the unit and may not sublet the unit.

All Unit Owners leasing their Units to qualified lessees are required to furnish the Board of Directors with the following:

- A) A copy of the lease, including the number of occupants residing in the Unit.
- B) The completed lessee information sheet (available in the Office), which includes but is not limited to information on vehicle registration, pets and children.
- C) Evidence that the lessee has read understands and agrees to abide by and be subject to all rules and regulations as indicated at the bottom of the lessee information sheet.

Unit Owners will be assessed for damages to the buildings or common elements caused by their lessees, their lessees' relatives, guests, or pets. Unit owners will be fined for rule infractions of their lessees.

Evidence of criminal activity by a lessee or multiple complaints of rule infractions, as evidenced in writing to the Owner, are just cause to require the owner to terminate the lease and evict said tenant. An eviction notice must be given and carried out within 15 days as in accordance with law. Drug trafficking will not be tolerated by the Association and calls for the immediate removal and eviction of unit occupant. Any units used for such will be reported to the Sheriff's office for immediate seizure.

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25. RULE CHANGES

The Association reserves the right to revoke or change the existing rules and regulations and make additional rules and regulations from time to time as it shall be necessary for the safety and protection of the condominium and its occupants and to promote the cleanliness and good order of the property and to assure the comfort and convenience of the unit owners. A rules committee may be formed and suggestions for change shall be submitted to the Board of Directors in writing for approval.

Each Unit owner must be notified in writing of any new rule at least thirty days (30) in advance of its implementation. Rules may also be changed, deleted, or added by a simple majority vote of the Unit Owners. Prior to being circulated to the unit owners for voting purposes, petitions must first be submitted in writing to the Board of Directors. The Board of Directors must make written comment, within thirty (30) days, on the suggested change, deletion, or addition. The Board's comments must appear on the same page as the proposal when the petition is circulated to the Unit Owners. Board comments may take the form of an approval, no comment, or disapproval with any pertinent facts to support their position.

26. FINES AND ENFORCEMENTS

Complaints of violations should be reported in writing to the Board of Directors or the Management. The Association provides "Incident and Rules Violation Report" forms, for this purpose. Once a complaint on a rules violation has been verified, the Woodridge Board of Directors will take the following action:

A) FIRST VIOLATION

1. A "Condo Rules Violation" door-hanger is completed and given to the resident of the Unit involved – noting the corrective action needed and the fine to be assessed if the violation is not corrected by the date specified.
2. If the Unit resident is a lessee, a copy of the "Condo Rules Violation" door-hanger is also sent to the Owner of the Unit – noting action and fine.

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(26) FINES AND ENFORCEMENTS (Cont.)

B) SECOND VIOLATION

1. A letter is sent to the Owner of the Unit – with a copy to the lessee, if applicable. The letter advises the unit owner of the amount of the fine, the date imposed, and the amount of future fines if the violation is not corrected.

C) THIRD VIOLATION

1. The fine will be increased accordingly on repeated violations.

Depending on the severity and type of violation, the immediate removal and eviction of a lessee may be required upon any of the 1st, 2nd, or 3rd violations. Failure to evict a lessee when required to do so may also result in a fine.

The Board of Directors has the right to levy a fine on the Unit Owner, depending on the severity of the violation, when the violator does not comply. Fines can range between \$50.00 and \$2000.00, depending on the severity and frequency of the violation, per occurrence per month per each infraction. Fines will be posted to the Unit Owners statements. Fines will be collected using all remedies available to the Association including the legal system.

The Board of Directors and Management have the right, as do all residents, to call for outside assistance when needed to maintain the safety and security of the residents and property. All residents should call 911 – first – in the case of a Real Emergency! Notify the Board or Management as soon as feasible after the action.

27. VIOLATIONS AND LIABILITY OF UNIT OWNERS

The Woodridge Condominium Association and any Unit Owner damaged by any breach or violation of the Rules and Regulations herein set forth or adopted in the future shall have the following remedies against any other Unit Owner, lessee, guest or family member:

- A) An action to recover damages.
- B) As an alternate remedy, enforcement of the Rules and Regulations by an action for injunctive relief.
- C) In the event that the Association or any Unit Owner brings any of the above actions and shall prevail in said action, the Association or said Unit Owner bringing said action shall be entitled to recover all court costs incurred in litigation, including trial and appellate review, and other administrative or judicial proceedings.

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28. LOCAL ORDINANCES

Each individual Unit Owner is responsible for obeying all local ordinances pertaining to their Unit or the use of the common elements. The Association assumes no responsibility for the actions of the individual Owners or their lessees.

29. WALKWAYS, BALCONIES, STAIRWELLS, LEDGES AND LANDINGS

No item of any kind may be left or stored on any walkway, front balcony, stairwell, or landing. Any objects blocking access ways (including 1st floor and 2nd floor front porches) are subject to immediate removal for safety reasons. Nothing can be attached to or hung from 3rd floor balconies. Items could fall below and injure anyone or obstruct an exit path in case of fire.

No welcome mats or doormats that have solid rubber or vinyl backings and do not allow water to flow through the mat are allowed on any wooden balconies or decks.

No items, including flowerpots, are to be placed, on any 3rd floor ledges, in order to avoid the possibility of injury or property damage from falling items.

No storage units are to be attached to buildings or fences. Small portable, storage containers, i.e. Rubbermaid, which are Board approved, can be placed on first floor rear patios or second floor rear balconies.

Regarding 2nd floor rear balconies:

- A) No flooring or carpeting of any type can be placed on balcony decks.
- B) Appropriate patio furniture and potted plants are allowed. Bicycles are allowed, if neatly placed – this is at the resident's own risk. Further, there are to be no more bikes on the balcony than there are residents of the unit. Nor, may any bike be ridden on any balcony at any time.
- C) Placement of any items that do not allow passage from one Unit to another is prohibited. A minimum of a thirty-inch (30in) clearance between the railing and the building must be maintained.
- D) Latticework can be used only along the railing, must be the same color as the railing and attached with clear plastic tie wraps. Paint can be obtained from the Office.
- E) Damage to decks by misuse or negligence is the responsibility of the Unit Owner.

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30. POOL POLICY AND PROCEDURES

All persons using the pool do so at their own risk. It is the Unit Owner's responsibility to advise their guests and lessees.

The pool is for the private use of Woodridge residents. A limit of two (2) guests per Unit is allowed. All guests must be accompanied at all times by the host resident. An identification Pool Pass must be worn or displayed, in plain sight, at all times, while you are in the pool area, or, you will be asked to leave and return with it.

Pool Passes are color coded, pre-numbered, assigned and recorded for each Unit. They are non-transferable, cannot be traded, loaned, or sold – to do so would result in the loss of pool privilege and a fine. There are different color coded Pool Passes:

Resident: Each resident of the Unit is issued one pass. An Adult pass and a Child's pass (1 to 18) are different colors. A guest cannot use resident passes.

Guest: Two (2) guest passes are assigned to each Unit. **NOTE:** Guests are not allowed in the pool area without the presence of their host resident.

Temporary: Temporary pool passes are issued for pool parties.

To receive your pool passes you must:

1. Be a Unit Owner or the legal representative of a Unit Owner;
2. Have a current resident info form on file or fill one out (Unit Owners & lessees);
3. Provide a copy of the lease, if you are an Owner/landlord, indicating the current number of lessees in your Unit.

NOTE: All condominium dues, assessments, and fees must be paid prior to Pool Passes being issued.

Out of town Unit Owners with no local property manager must contact the Board of Directors to make other arrangements to receive Pool Passes.

There will be no cost to Unit Owners and residents for the initial distribution of Pool Passes. Lost passes can be replaced through the Board of Management for a cost of \$5.00 each. The serial number of the lost pass will be taken out of the system and can no longer be used by anyone. Unit Owners are directly responsible for lost passes.

It is a Unit Owner's responsibility to distribute a copy of the Rules & Regulations and Pool Passes to lessees and to collect and reissue the same passes to new lessees.

Unit Owners are responsible for their guests, lessees, and their lessees' guests.

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31. POOL RULES OF BEHAVIOR

Pool hours are 10:00AM to 10:00 PM. Pool gates are to be locked at all times due to Jefferson Parish and Insurance regulations. The interior gates are to be shut at all times and not propped open. All Unit Owners, lessees, and guests must comply with all posted pool regulations.

Children under the age of eighteen (18) must be accompanied by their parent or guardian, or resident host, and are the sole responsibility of their parent or legal guardian.

Babies in diapers are not permitted in the pool. Appropriate clothing must be worn at all times.

Any person with any kind of skin disease, sore or inflamed eyes, throat, nasal or ear infections, or any communicable disease is prohibited from using the pool.

In the further interest of cleanliness and health, please caution your children to use bathroom facilities prior to entering the pool.

Proper swimming attire is required in the pool at all times. No cut-offs, tee shirts, shorts, etc are to be worn while in the pool. Only water-soluble suntan lotion is to be used. No baby oil or other insoluble materials are allowed.

Users of the pool are responsible for the removal of any personal items that they bring into the pool area. Smokers must use ashtrays for ashes and cigarettes. Rafts, pool toys, personal pool furniture, etc. are not to be left overnight or stored in the pool area. The pool areas are to be left in a neat and orderly fashion. Do not remove the Condo's pool furniture from the pool area or put the furniture into the pool. This includes but is not limited to ashtrays. All individuals are responsible for picking up all items brought into the pool/pool area, when they leave the area.

POSITIVELY NO GLASS CONTAINERS ALLOWED IN THE POOL AREAS!

NO FOOD IS ALLOWED IN THE POOL AREAS

No horseplay or running within the fenced in pool area. No loud music at poolside. No diving from poolside or from balconies. Do not throw rocks or any sharp or foreign objects into the pool. Owners, tenants, and guests are expected to behave in a respectable manner with consideration for others at all times. Offensive behavior will be called to the attention of the offender and the Board of Directors, and may result in loss of pool privilege and/or fines.

NO PETS ALLOWED IN THE POOL OR POOL AREAS

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32. POOL PARTIES

Private use of a pool or party room must be arranged through the Board of Directors in writing at least two weeks in advance. And, the date of the party must be posted. A refundable deposit of \$50.00 (cash or money order only) is required to book either the pool or the party room. If the area is left clean and undamaged, the full deposit will be returned. No food is allowed in the pool area.

Private parties may be booked into a party room. However, booking the pool only guarantees that you may have extra guests. It does not exclude other residents from enjoying the pool, if they so desire.

Parties of more than two (2) guests must be booked in advance.

Parties are limited to six (6) guests.

Temporary pool passes (4 maximum) will be issued for party guests at the time that the party is booked. Pool passes must be worn or displayed in plain sight by everyone in the pool area or they will be asked to leave. There is a refundable \$5.00 deposit required for each pass requested. All temporary passes must be returned to the Board or Management within a week of the party or you will forfeit your deposit. The numbers of the passes will be retired and no longer usable.

Party hours are limited from 12:00 Noon to 7:00 pm.

The resident party host must be present during the party and is responsible for the behavior of the guests. Every guest must understand and follow the posted rules.

Only one of the two (2) pools at Woodridge may be booked on any one day.

NO pool parties will be booked on holidays since residents want to use the pool on these days.

Pool parties are to be limited to the pool area and the host's residence. Guests should not congregate on stairwells, balconies or walkways, as these areas must be kept open at all times.