

Willow Woods Condo Association Rules & Regulations

Parking	<ul style="list-style-type: none"> • Parking on the road is not allowed overnight • Parking on the grass is never allowed - Damage caused to sprinkler heads will be the owner's responsibility • Guests AND residents are allowed to use the guest/overflow parking lots • Recreational vehicles, campers, trailers, etc. are allowed a parking period of 72 hours for loading and unloading
Pets	<ul style="list-style-type: none"> • Residents must pick up after their pets • All pets must be on a leash while walking around the community • Per the bylaws, no aggressive animals are allowed • Limited to two (2) pets per unit
Vendors	<ul style="list-style-type: none"> • Residents are not allowed to interfere with or make additional requests to vendors while they are working at WW – vendors work only within the scope of their contracts • Residents are to bring vendor concerns to the board and/or property manager only, NOT directly to our contracted vendors • WW has preferred vendors that we work with depending on availability – the board will not reimburse any resident should they opt to pay for a different vendor • Wise Choice is our trash provider. All residents are required to use this company to preserve our new roads.
Landscaping	<ul style="list-style-type: none"> • All landscaping requests must be submitted to the board for approval prior to completion • Only what is approved by the board may be completed - Anything outside of the approved scope is subject to fine and must be reverted to approved plan • Residents may not water their own lawn - There is a separate/lesser rate for sprinkling vs residential water use • Dark brown mulch is the community standard and is what our vendors use - No rocks, pebbles, stones, etc. may be used in lieu of mulch in mulching beds • Living plants may be removed and/or replaced at owner's expense only after board approval

<p style="text-align: center;">General Appearance</p>	<ul style="list-style-type: none"> • Garage doors should remain closed when not in use • Trash bins should remain in the garage or hidden from street view • Grills should be stored in the garage or on the back patio • Nothing is allowed to be fastened to the unit's siding - Damage caused by the resident will be fixed at the owner's expense • Painting the front door requires board approval, is the owner's responsibility, and all front doors of the building must match (same approved color) • Light bulbs/fixtures attached to the garage will be replaced by the association - Light bulbs/fixtures on the porch, patio, or rear of building are the owner's responsibility • There are restrictions on the type of storm door, screen door, awnings, privacy fence, fire pits, and other aesthetic changes to the units, so proper forms need to be filed for board approval prior to implementing • Flag poles are permitted in mulching beds only
<p style="text-align: center;">Safety</p>	<ul style="list-style-type: none"> • Residents are responsible for all damage caused by themselves or their guests • The board needs emergency contact information for all residents - Units are all attached so handling urgent issues with speed is critical • Each emergency contact needs to have access to the unit should anything happen while the owner is away – Please contact the board should you wish for a current member to hold on to an extra key • Fire pits and grills must be 10+ feet away from the building while in use • No major alterations to the interior of the unit (ex: removing load bearing wall) is permitted without first getting board approval, and working with a licensed and bonded contractor
<p style="text-align: center;">Selling/Leasing</p>	<ul style="list-style-type: none"> • Forms for selling your unit can be found on the website • Leasing your unit requires board notification and approval, submission of lease contract, rental fee, and the name and contact information of the renter - no exemptions for family members
<p style="text-align: center;">Board</p>	<ul style="list-style-type: none"> • Board meetings are held on the second Wednesday of the month at 6:00pm EST and residents are welcomed to attend – Please RSVP with a board member prior to the meeting • Please contact a current board member should you wish to fill out a board application - ALL ARE WELCOME