

Northwood Lakes Condominium Association Rules and Regulations

1. General.

- a) The Association will trim the shrubs all around the units. You can choose to trim your own shrubs. The Association is responsible for weeding around each unit during the growing season. Unit owners are responsible for watering lawns and flower beds. If unable to do so, due to health reasons, please contact a neighbor or Board Member.
- b) Unit owners may plant flowers, vegetables, and small shrubs, within a three-foot area, **of their unit**, where beds have been laid out, around the perimeter of a unit. Vegetables, such as tomatoes, to be planted from Air Conditioner to around rear of unit.
- c) Flag poles may be permitted with the approval of the Board.
- d) Decks or patios shall be limited to patio furniture, grills or small planters. Any other additions must meet Board approval. No grilling is allowed in garage. Bottle gas grills to be placed 2' from perimeter of unit when in use.
- e) Basketball courts are not permitted.
- f) Auctions and Tag Sales are permitted on an "Estate Type Sale" with the approval of the Board as to date and hours. These are to be single days only and not scheduled on Tuesdays or Thursdays. PODS are permitted 48 hours before and after auction. An Annual "Community Garage Sale" will be permitted based on a date and time approved by the Board.
- g) Condominium owners are responsible for replacing the 60 Watt, 2600K LED bulb in their yard light. The entire yard light is the responsibility of the owner including painting.
- h) A satellite dish must be placed on a pole, not on the unit. The pole should be on the side or in the rear of the unit, preferably in the three foot mulch area if possible. Discontinued poles and satellites must be removed by the owner. All wiring must be underground and enter in the rear of the unit near the electrical panel.
- i) Unit owners are permitted to plant certain trees upon Board approval. Unit owners are responsible for maintaining these plantings. (Once planted the trees are the property of the Association. The Board, if a replacement is deemed necessary, will pay \$200 toward a replacement tree. Any tree removal requires a licensed/bonded company and Board approval).
- j) Nothing shall be permitted on common ground to obstruct the mowing or trimming of grass. All additions to yards, outside the adjacent three foot common areas, must be approved by the Board.
- k) Clotheslines are permitted only in the garage with garage door closed. Trash cans are to be put away at close of pickup day.
- l) Holiday decorations are permitted in common areas. These decorations must be removed within 30 days following the holiday.
- m) Landscape lights or ornamental objects are permitted in mulched areas.
- n) Plans for construction or replacement of any and all exterior additions such as windows, garage doors, Florida rooms, decks, patios, railing, and fences must **have** Board written approval before installation begins. A Request for Exterior Improvement Form, plus a drawing of the item must be submitted. This form is available on our website.
- o) Complaints regarding violations of Rules and Regulations must be made in writing on a form available from a Board Member or on our website: <http://northwoodlakes.com>.

2. Vehicles

- a) Non-passenger vans, boats, recreational vehicles, inoperable and/or unlicensed vehicles, vehicles with advertising, PODS (Portable On Demand Storage) are allowed for no more than 48 hours on unit driveway, without Board approval. Those owning a 3rd vehicle must park it only in their driveway. Guest parking areas are for Guests only. A unit owner must get Board approval to park any of their vehicles for more than 24 hours in areas other than their driveways...
- b) All vehicles must be in compliance with the City of Springfield noise ordinance.
- c) Bicycles, tricycles, roller skates, skateboards or other wheeled vehicles can only be used on paved streets and cannot be left unattended on common property.
- d) No major overhaul, repairing or restoration, of vehicles is allowed on driveways or guest parking areas.

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- e) Parking on streets will not be permitted, unless approved by the Board. Unit owners are responsible for their guests parking in designated areas. There shall be no parking on the grass.
- f) Golf carts are permitted. They must be driven only **BY VALIDLY LICENSED DRIVERS** on our streets and driveways OR on the path in the opening of the bushes at the parking area between 1918 and 1920 Wedgewood Circle, which leads to the Elks Golf Course. Driving carts on any other grass area is not permitted.

3. Household Pets

- a) Household pets are permitted.
- b) Pets must be kept on a leash, under the control of a person, and not left unattended when on common property. A pet may be left restrained in an owner's common area, while the owner is outside with it. Pets cannot be walked near the (3) foot common areas.
- c) Unit owners must immediately clean up after their pet in all areas.
- d) If a unit owner allows a pet to become a nuisance or to harm his/her property or the property of another unit owner, the privilege will be revoked by the Board. After one warning, an enforcement assessment may be imposed.

4. Lakes

- a) Fishing will be allowed on lakes during daylight hours only. Catch and release is the rule, except for Bluegills. **Ice fishing is not allowed.** Guests may fish with permission of unit owner.
- b) No swimming, wading, **ice skating** or boating permitted.
- c) No food or alcoholic beverages permitted around lake areas. All areas should be left clean. No chairs should left around lakes.
- d) No one, including residents, are permitted to pump water from any of the lakes for any purpose.
- e) No throwing of rocks or debris in the lakes.

5. Signs

- a) A Real Estate "For Sale" sign or a "For Sale by Owner" is permitted in the 3-foot planting space in the front of the unit or in any mulched area, of that unit.
- b) In advance of an Open House, a sign for that purpose may be displayed, in front of the condo unit in a mulched area and also at both entrances next to the street sign. The sign must be removed immediately following the open house.
- c) Vehicles for sale may only be parked on owners' driveway.
- d) Congratulatory signs or items (balloons, etc.) for birthday, anniversary, retirement, etc. greeting are allowed for single day use.
- e) No signs, other than those noted above, are permitted including those that are visible from the outside.

- 6. Delinquent Fees Condo owners that do not pay the fee assessment by the 10th day following January 1, April 1, July 1 and October 1 of each year, will be assessed a \$25.00 additional fee. An additional fee of \$50 will be assessed for each payment received after the 10th of the ensuing subsequent month.

7. Enforcement

- a) Any rule or regulation violated by a unit owner could result in a written notice mailed to the unit owner. If the violation is not corrected an enforcement assessment may be levied.
- b) Unit owners are responsible for guests and occupants obeying Association Rules and Regulations.