



WOODLYN CROSSING HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

1. No campers or trucks exceeding 3/4 ton capacity, recreational vehicles, trailers or boats of any type shall be permitted to be parked in the common areas of Woodlyn Crossing. After ten (10) days' notice to the owner, said vehicles will be towed at the owner's expense.
2. No vehicles shall remain in the common parking area thirty (30) days after the current inspection sticker. After ten (10) days' notice to the owner, said vehicles will be towed at the owner's expense.
3. No unregistered vehicles shall be permitted to be parked in the common area of Woodlyn Crossing. After ten (10) days' notice to the owner, said vehicles will be towed away at the owner's expense.
4. The common parking area and designated street parking is for parking only, no repairing, painting, assembling or disassembling of vehicles shall take place in these areas. Anyone violating this rule will be subject to a \$100.00 fine, after notice and opportunity to be heard.
5. No homeowner shall store or permit to be stored any type of trailer, motor vehicle parts and related accessories or tools in any of the Common Grounds or in the homeowner's driveway or yard. Any homeowner violating this rule will be subject to a \$50.00 per day fine after notice and opportunity to be heard.
6. No homeowner shall store or permit to be stored motorcycles, bicycles, motor scooters, or other similar items in the homeowner's yard, unless such items are covered. Any homeowner violating this rule will be subject to a \$50.00 fine, after notice and opportunity to be heard.
7. No improper, offensive or unlawful use shall be made of the common area, including the common parking areas and streets. Anyone found in violation of this rule will be subject to a \$100.00 fine, after notice and an opportunity to be heard.
8. The drinking of alcoholic beverages is strictly prohibited (except in the pool area during normal pool hours and then the drinking of such beverages is at the discretion of the pool manager) on all common areas, including the common parking areas and streets. Anyone violating this rule shall be subject to a \$100.00 fine, after notice and an opportunity to be heard.

9. Any person having possession, custody or control of any animals shall keep such animal on a leash at all times when that animal leaves the owner's property. Anyone found violating this rule shall be subject to a \$50.00 fine, after notice and an opportunity to be heard. This policy will be enforced when a Board member, employee or at least two separate residents report such incident.
10. Any person having possession, custody or control of any dog or other animal which commits a nuisance, i.e. defecation, shall be required to immediately remove any feces from such surface and either:
 - Carry same away for disposal in a toilet
 - Place same in a non-leaking container for deposit in a trash or litter receptacle.
 - A. This rule shall not apply to a guide dog accompanying any blind persons, or to a dog used to assist any other physically handicapped person.
 - B. Any person, firm or corporation, found violating this rule shall be subject to pay a \$100.00 fine, after notice and an opportunity to be heard. A \$25 fine will be assessed for walking a dog without facilities **in plain view** to clean up after it. This policy will be enforced when a Board member, employee or at least two separate residents report such incident.
11. No signs or advertisements of any kind are permitted on the common areas, except if approved by the Board of Directors. Anyone placing a sign or flag on the common areas will be subject to a \$100.00 fine, after notice and an opportunity to be heard.
12. No person having custody or control of a minor (under 18 years of age) shall permit such minor to remain, idle, play, wander, or stroll in or upon any common area, public place, amenity, road, or street of the development between the hours of 10:00 p.m. and 6:00 a.m. of the following day during the months of September through May and between the hours of 11:00 p.m. and 6:00 a.m. of the following day during the months of June, July and August: except that on Fridays and Saturdays the hours shall be 12:00 midnight and 6:00 a.m. of the following day.
 - A. The provisions of this section shall not apply to the following minors:
 1. Any minor who is accompanied by his/her parent/guardian or custodian.
 2. Any minor who is on an errand or other legitimate business directed by his/her parent/guardian or custodian.
 3. Any minor who is engaged in lawful employment during the aforementioned hours.
13. It is a firm policy of the Board of Directors not to become involved in disputes between neighbors.
14. Feeding the geese is prohibited. (\$250 fine for violations).

15. No vehicle shall be parked in any area designated a No Parking Area. Said designation may be made by a No Parking Sign and/or by painting the area with yellow paint. Any vehicles parked in such a no parking area will be subject to a \$50.00 fine, after notice and opportunity to be heard. A second or subsequent violation will subject such vehicle to be towed at the owner's expense.
16. It is the sole responsibility of each homeowner to maintain sidewalks in good repair. When decided by the Board of Directors that a sidewalk is in dangerous condition such that it constitutes a nuisance, said sidewalk shall be repaired by the homeowner within thirty (30) days after written notification. The written notification will state the requirement for repair and/or replacement.
17. It is the sole responsibility of each homeowner to maintain all trees, plants, and shrubs properly. When decided by the Board of Directors that trees, plants, or shrubs must be pruned or removed in order to abate a nuisance, said action shall be taken by the homeowner within thirty (30) days after written notification. The written notification will state the requirement for pruning and/or removal.
18. Skateboarding shall be prohibited on common ground.
19. The Board of Directors reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of Woodlyn Crossing and for securing the comfort and convenience of all homeowners thereof.
20. No golfing on common ground.
21. Any unauthorized vehicle observed parking in the office driveway or in the no parking area in front of the pool will cause the owner/operator to sustain a revocation of pool privileges, as follows: (a) for a period of seven (7) days the first time; and (b) the remainder of the summer season for any additional incident. Where the owner/operator is a member of the Association, the revocation shall apply to his/her entire family.
22. Vehicles: When weather conditions create a snow fall of 4" or more, residents are advised that an automatic snow emergency goes into effect. All residents are required to park their vehicles in designated parking areas such as pool parking lots, overflow parking areas or striped parking spots. All cars must be removed from the streets. For vehicles parked on streets that are owned by the association, WCHOA has the authority to tow vehicles and fine homeowners who refuse to relocate their vehicles during a snow event. A fine will be issued in the amount of \$100 for those homeowners who refused, or did not make arrangements, to relocate a vehicle associated with their residence during a snow event. For vehicles parked on streets that are not owned by WCHOA, the public dedicated streets, the Board has decided that, WCHOA will initially issue fines in the amount of \$100 per snow event to residents who refused, or did not make arrangements, to relocate a vehicle associated with their residence during a snow event.
Sidewalks: Snow and ice shall be removed from sidewalks within 12 hours after the cessation of any fall of snow, sleet or freezing rain. In the event snow and/or ice on a sidewalk has become so hard that it cannot be removed without likelihood of damage to the sidewalk, the person charged with its removal shall, within the time mentioned, put down enough sand or other abrasive on the sidewalk to make travel reasonably safe, as soon as weather permits, a path will be cleared in said sidewalk of at least 30 inches in width. Failure to comply will be subject to a \$100 fine, after review by the Board.

23. Non removal of leaves by the last leaf pick up will be fined \$100 per month until it is cleaned up.
24. The creation of an outdoor shelter with or without food on property within Woodlyn Crossing to attract wild animals including, but not limited to, feral cats with the exception of wild birds constitutes a nuisance. When notified by the Association, a homeowner shall remove and abate the nuisance immediately. The Association may fine a homeowner the sum of \$25.00 per day until such nuisance is removed and/or abated.
25. All non-indigenous invasive plant species are banned from Woodlyn Crossing. i.e.: Bamboo.
26. The following animals will not be allowed outside on properties in Woodlyn Crossing: Any wild or domestic animal including but not limited to: rabbits, hares, horses, guinea pigs, rats, mouse, goats, pigs, chinchilla, or any wild or domestic fowl such as chickens, turkeys, geese, ducks, pigeons, etc. Any additional animals, not specifically mentioned above, could potentially be deemed a nuisance. The Board voted unanimously to adopt this Rule on October 21, 2020.
27. WCHOA Rental Policy (Rev.09/2023): The property owner(s) will ultimately remain responsible for:
All dues and obligations to the Woodlyn Crossing Homeowners Association, regardless of how they are incurred.
Properties will not be allowed to be rented for the first 2 years of ownership.
Leases will be for a minimum of 1 year (Previously purchased properties & newly purchased properties).
Landlords will provide the WCHOA a copy of the lease.
Each Tenant must have a completed Rental Orientation on file.
Failure to complete an Orientation carries a \$100 per month fine until filed.
28. Members of the Board shall give members of the Association at least 15 days written notice after its adoption before enforcing a new Rule.