



## Rules and Regulations

The following paragraphs list the rules and regulations of the Association adopted by the Board of Directors pursuant to Article VI of the By-laws as of May, 2019. This list replaces previous rule notifications you may have received.

Owners and residents are encouraged to familiarize themselves with the requirements of the Declaration, the By-laws, and these rules and regulations. Your membership in the Association has made you a partner in a corporation formed to help assure the maximum enjoyment, convenience, and sustained value possible in a planned residential community. In exchange for agreeing to the requirements, limitations and rules imposed by these documents, each owner gains additional assurance that their investment will not be devalued by any one owner's action.

The Association's governing documents provide for variances from the rules, which may be granted based on a unit owner's proposal to the Board of Directors. The Board will work with owners to help assure that any approved changes contribute to everyone's enjoyment and do not place an undue financial or other burden on the Association for the future.

These rules should be kept with your copy of the Declaration and By-laws. They will be updated from time to time as needed.

Ref.	Rule/Regulation	Description
R.1	<b>Notification of Violation</b>	No additional notification prior to notification that a fine has been imposed will be provided for violation of these rules. Unit owners violating any other requirement of the Declaration or By-laws, however will be provided with a written notice of such violation and the date upon which the violation must cease. In all cases, violations are subject to fines as stated below. (Adopted October, 1993; amended July, 1995; amended September, 2000).
R.2	<b>Standard Fine</b>	Violation of any requirement of the Declaration, By-laws, or these rules and regulations will result in the assessment of a fine of twenty-five dollars (\$25) per day for each violation except as otherwise explicitly noted. Owners are reminded that they are responsible for the actions of the residents of their property and their guests. The Board will consider extenuating circumstances and requests that fines be waived when unusual situations are brought to its attention. (Adopted October, 1993; amended July, 1995).



# Town Homes at Wood Run

## HOMEOWNERS ASSOCIATION

Ref.	Rule/Regulation	Description
R.3	<b>Late Charges</b>	A late fee of twenty dollars (\$20.00) will be applied to all monthly assessments that are not received by the tenth of the month. Any late fee not paid by the last day of the month that it is due will result in an additional late fee of another twenty dollars (\$20) for a total of forty dollars (\$40) in late fees for that month. Payment at the PO Box must be in the box by the tenth of the month regardless of the postmark date to be considered on time. (May 12, 2014).
R.4	<b>Boats, Trailers, etc.</b>	Boats, trailers, motor homes, and similar vehicles may be parked in a unit owner's driveway for a maximum of 24 hours to load or unload. The boat, trailer, motor home, or similar vehicle must remain off the property for at least an additional 24 hours before returning to the unit owner's driveway to unload or reload. In no situation may a boat, trailer, motor home or similar vehicle be parked elsewhere at Wood Run Commons including the overflow parking area and the landscaped areas. Violations may result in the standard fine. (Adopted August, 1990; amended July, 1995).
R.5	<b>Parking</b>	No vehicle may be parked on landscaped areas or the common roadway known as Wood Run Commons. Violation of this rule is subject to a fine of fifty dollars (\$50) per day. (Adopted May 1995; amended July, 1995).
R.6	<b>Unlicensed Vehicles</b>	Unlicensed vehicles and trailers may not be parked anywhere at Wood Run Commons except to the extent that such vehicle or trailer is contained within a unit owner's garage. Violations may result in the standard fine. (July, 1995).
R.7	<b>Towing</b>	Any boat, trailer, motor home, motorcycle, automobile, truck, or any other vehicle, whether licensed or unlicensed, parked in violation of any rule may be towed at the expense of the unit owner involved. The unit owner shall also be responsible for storage and other fees incurred and resulting from the towing. The unit owner will be given written notification that the vehicle will be towed. The unit owner will have 24 hours after the notification to remove the vehicle from Wood Run Commons. (Adopted August 1, 1990;



# Town Homes at Wood Run

## HOMEOWNERS ASSOCIATION

Ref.	Rule/Regulation	Description
		amended July 1995).
R.8	<b>Vehicle Repair</b>	No motor vehicle repairs shall be made on any of the roadways, driveways, parking areas, or landscaped areas. Violations may result in the standard fine. (July, 1995).
R.9	<b>Vehicle Alarms</b>	Improper use or maintenance of vehicle alarms can interfere with the right of other owners to peaceful possession of their property. The sounding of a vehicle alarm for other than emergency reasons shall be subject to the standard fine. (July, 1995).
R.10	<b>Advertisements, Posters, For Sale Signs</b>	No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot indicating the presence of a home security system. A professional sign of not more than six square feet may be used in advertising property for sale but must be removed within 10 days after closing. The sign is to be installed immediately in front of the planting bed of the property for sale. A maximum of 2 directional signs not to exceed three square feet each advertising an open house are allowed at the corners of Wood Run and Wood Run Commons (maximum of one sign per entrance) weekends and holidays from 8:00 AM to 6:00 PM. Garage sales, political signs and signs advertising trade people working within the community are not allowed. (February 4, 2004).
R.11	<b>ATVs</b>	ATVs and similar vehicles may not be operated at Wood Run Commons. Violations may result in the standard fine. (May, 1995).
R.12	<b>Garage/ Estate Sales</b>	Garage sales, yard sales, moving sales, household sales, estate sales and other similar events are not permitted at Wood Run Commons. Violation of this rule is subject to a fine of two hundred fifty (\$250.00) for each day the sale continues. In addition, the homeowner who proceeds with this sale will expose themselves to multiple liabilities related to damage to landscaped areas, accidents as well as crowd and traffic control. (December, 2017).
R.13	<b>Speeding</b>	The speed limit on the roadway known as Wood Run



# Town Homes at Wood Run

## HOMEOWNERS ASSOCIATION

---

Ref.	Rule/Regulation	Description
		Commons shall be 15 miles per hour. Each violation is subject to a fine of fifty dollars (\$50.00). (September, 2000).
<b>R.14</b>	<b>Flags</b>	No flag other than the American flag may be attached and flown from the front of a Unit. A fine of twenty-five dollars (\$25.00) per day will be imposed if other flags are seen, (effective February 1, 2011).
<b>R.15</b>	<b>Pets</b>	In addition to Article VIII, Section (h) of the Town Homes at Wood Run HOA's Covenants, Conditions and Restrictions, the following regulations apply to household pets: A completed Variance must be submitted to the Board for approval prior to the introduction of any pet. This Variance should include identification of the pet's species, breed if appropriate, and estimated weight when fully grown. No pet can weigh more than twenty-five (25) pounds at maturity. Pets are never permitted to run free but need to be placed on a leash and accompanied by an adult. Owners shall be responsible for picking up after pets. (effective January 8, 2024).

In addition, owners and residents must also be familiar with Article VIII (Use of Property) of the Declaration Covenants, Conditions and Restrictions (CCRs). This information can be found in the "Town Homes at Wood Run Homeowners Association, Inc. Governing Documents."