

FOREWORD

For many of our residents Lake in the Woods is their permanent home and only through their cooperative efforts have we attained and been able to maintain our unique residential atmosphere.

Lake in the Woods is a residential community and not a resort. All owners and lessees have a priority in the use of all facilities with use restrictions being set forth in Paragraph X of the Declaration of Condominium of Lake in the Woods.

Rules and regulations governing the use of the recreation area, common elements (clubhouse, pool, weight/exercise room, billiard room, tennis court, racquetball court, etc.) and other association premises are contained herein. Where feasible, rules and regulations covering operational detail are posted at the particular area.

For many of us condominium living is a new way of life. Each owner is entitled to complete use of his own apartment as well as the outside facilities but such use must not conflict with the rights of other owners. Therefore certain standards for individual behavior are necessary to assure pleasant and harmonious community living.

RACQUETBALL/HANDBALL COURT

HOURS: 7:00 AM TO 10:30 PM

1. Shirts must be worn.
2. No smoking or bare feet permitted.
3. Regulation shoes required, non-marking.
4. Please limit play to sixty (60) minutes if others are waiting.
5. Please turn off lights and lock doors when leaving.
6. Anyone under 16 must be accompanied by an owner/tenant.
7. Access by special key in office.

POOL/SPA

HOURS: 8:00 AM TO 10:30 PM
POOL IS CLOSED WHEN COVERED
Pool Capacity: 55 Spa Capacity: 6

1. All persons using the pool or spa do so at their own risk.
2. All persons are requested to shower before entering pool/ spa and after applying suntan lotions, creams and oils.
3. Person with infections or contagious health conditions must not use facilities.
4. No food or drink within 4 feet of pool/spa and no glassware allowed.

5. No animal(s) in pool/spa or on deck area.
6. No children under age 16 allowed in pool or spa without adult supervision for reasons of safety.
7. Pool/spa may not be reserved for private parties.
8. Only recognized swimwear is allowed in the pool/spa.
9. No wet bathing suits or bare feet in Clubhouse.
10. Please replace cover on spa after use.
11. No running, jumping, unnecessary splashing, boisterous-conduct, or ball throwing will be permitted in pool/spa or deck areas.
12. No diving.
13. Infants in diapers or not potty trained are not permitted. Please be sure infants in your care are beyond toileting in the pool.
14. Pool covers are not to be removed by anyone except authorized personnel.

RENTALS

1. **The Board of Directors must approve all rentals and sales.**
2. Applications for rentals and sales may be obtained at the office. All applications, when fully completed, shall be returned for review, along with a \$100 application fee.
3. No unit shall be occupied before an application is reviewed.

4. Rentals shall be for a minimum of 6 months. No unit may be leased in excess of two times each calendar year, regardless of the term of each lease, and for the purpose hereof, if a single lease term includes portions of two or more years, it will be deemed that a lease has been made during each such year.

5. No rooms may be rented and no transient tenants may be accommodated.

6. Owners are responsible to notify tenants, and supply real estate agencies of these community regulations.

7. Each unit will be occupied only as a single-family private dwelling by its owners or his tenant and not for business or any other purpose.

8. Tenant may not sublease without the approval of the owner and the Board of Directors.

9. Copies of leases must be provided and placed on file in the office before commencement of the leasing period.

PARKING

1. Owners or tenants must park in their assigned space and are responsible to ensure their guests have parked legally.

2. Guest parking spaces shall be kept free for guests. Residents with a second car are permitted to use one guest spot only in their building parking area. Owners with attached garages will not be assigned a numbered parking space.

3. Vehicles are to be parked facing forward into parking spaces.

4. Only vehicles classified as passenger automobiles, cars, trucks, vans or sport utility vehicles may be parked on condominium property. All other vehicles and objects, including, but not limited to motorcycles, mopeds, scooters, trailers, boats, etc. are prohibited and must be parked in the designated overflow storage lot at all times. The Board of Directors of the Association for the purpose here may solely determine whether a vehicle is or is not a passenger automobile and such decision will be binding upon all Unit Owners, their tenants, visitors and guests. Non-conforming vehicles must be parked in the RV designated area.

5. Commercial vehicles, including but not limited to: panel trucks, cargo vans, etc. are not allowed.

6. Visitors or guests owning trucks will be allowed to park on Association property temporarily not to exceed 3 hours.

7. The display of advertising anywhere on any vehicle is not allowed.

8. Vehicles which are not mechanically operable or not currently licensed are prohibited. Owners are responsible for any damage to asphalt which they, their guests or tenants vehicle have caused.

9. Resident or lessee owned travel trailers, motorhomes, campers, etc. may be parked in the owner or guest parking lot while being loaded or prepared for use. Such temporary parking shall not exceed six (6) hours in any 24-hour period and not exceed four (4) times in any 30-day period. During such temporary parking, the vehicle may not be occupied for sleeping purposes or any purpose other than loading or unloading. For such temporary parking, owner, lessee or guest of the apartment shall notify Management at the time of arrival of the vehicle.

10. Guest owned travel trailers, motor homes, campers or other prohibited vehicles must be parked in recreational vehicle designated area. During such time, said vehicle may not be used for sleeping, eating or other purposes and may not be connected to any electrical or water facility.

11. Bicycles, ladders or cargo carriers stored on vehicles must be removed within 24 hours.

12. Vehicles are not permitted to be parked on the lawns nor are any types of repair allowed, except for emergency repairs necessary to remove vehicle from the property.

13. Bicycles shall be parked in "low profile" concrete stands in the designated areas. Such stands are to be purchased by the user. Only commercially purchased bicycle covers are to be used, no bed sheets, pieces of plastic, etc. Bicycles that are inoperable (flat tires, etc.) and not being used will be picked up by Management. Bicycles are not allowed on the lawn area or walkways or in foyers.

15. Any damage to the parking area surface (primarily as a result of oil, radiator or brake fluid leaks) shall be repaired at the discretion of management and the cost of said repair will be charged to the unit owner of the damaged space. If a unit owner customarily uses non-assigned parking space and neighbors corroborate this practice, then damage as above will be the unit owner's responsibility.

16. Speed Limit: The maximum speed limit for all vehicles on the roads, entrance roads and parking lots of LITW is 20 miles per hour. No overtaking or passing any moving vehicle at any time. Please report all violations.

17. No parking on the sides of any street at any time.

18. When an owner is not in residence or is not utilizing their assigned parking space, he or she may give written approval to one other resident to use said parking spot until further notice or utilized by the aforementioned owner.

GUESTS

1. **GUESTS:** Guests occupying a unit when the owner or tenant is not present in the unit do not need to be reviewed by the Association, but the owner must advise Management of such visits.

2. **CHILDREN:** While children are allowed, they must obey the rules at all times. Age restrictions without adult supervision are posted at most facilities. If there is any question as to the age restriction without adult supervision, age 16 will be assumed. Children are the responsibility of the unit owner.

RULES ENFORCEMENT AND PROCEDURE

All rules and regulations will be enforced by the Management and the Board of Directors. In order to assure effective rule enforcement, all owners, tenants, and guests must possess and understand the complete set of rules and regulations. They should be advised all rules will be enforced. All owners are responsible for any violations made by themselves, guests, and tenants. Any complaint reporting a rules violation must be made in writing and signed. All complaints will be kept in strict confidence. The procedure for processing is as follows:

1. Management will receive complaint of violation in writing. Forms are in the office.
2. Management will advise violator of the rule infraction by phone when possible and follow up by letter. If violator is a guest of tenant, a copy of the letter will be sent to the owner.
3. If violation persists after seven (7) days, the matter will be referred to the Association attorneys for action, as is necessary.

Lake in the Woods Condominium Rules

1. Damage to Property: Owners are responsible for any damage or defacing of property which they, their guests or tenants may have caused. They are also responsible for informing their guests and tenants of all rules.

2. Trash and Garbage: To avoid all objectionable odors and prevent invasion by animals; garbage must be tied in plastic bags before being deposited in trash and garbage receptacle. Cartons must be broken down before disposal.

3. Pets: Pets or animals of any kind are not permitted in any unit or on any part of the Condominium Property.

4. Common Areas Appearance: An owner shall not place or cause to be placed in the walkways or any common areas and facilities (stairs, stairwells, building entrances, etc.) any furniture, packages or objects of any kind including but not limited to clothes, mops, cleaning rags, rugs, bikes, etc.

5. Attire: All persons must wear shirts or some cover-up while outside their condominium unit, unless they are inside the fenced swimming pool area.

6. Lawn Use: Lawn chairs or other articles are to be removed from lawn areas after use.

7. Noise: Owners should be considerate of neighbors by avoiding door slamming, dumpster or recycling bin lid banging, loud talking outside in early morning or late evening. Residents shall operate their radios, televisions, stereos and any other musical instrument at a reasonable volume at all times. This request also applies to noise at parties.

8. Skateboards, Roller Skates, and Blades: The use of skateboards, scooters, roller skates, or roller blades, etc. is not permitted.

9. Windows: Only bronze or smoky gray, non-glare reflective film maybe used on windows. No sheets, paper foils or temporary coverings are allowed. Window treatments, shades and blinds that show from the outside, shall be limited to neutral colors such as white or light beige.

10. Rental Privileges: Owners shall relinquish all recreational privileges when their unit is rented or leased.

11. Grills: Use of gas or charcoal grills is permitted on the lawns and concrete patios and must be removed as soon as possible after each use. Use of gas or charcoal grills is prohibited on second floor porches. Grilling is not permitted on walkways of buildings or on screened patios.

12. Meter Room: Storage of items in the electric meter room is prohibited. Only authorized personnel may access meter rooms.

13. Porches: Porches must be kept in an orderly fashion. A unit owner shall not place, store, or use any item, upon patio, balcony, terrace or porch without the approval of the Association, other than the standard chairs, tables and furnishings.

14. Unit Use: Each unit shall be used only as a residence. No unit shall be used or rented for transient hotel, motel or commercial purposes.

15. Soliciting: Soliciting of any kind is prohibited at LITW except for Board approved charities.

16. Signs: No sign, advertisement or notice of any type shall be shown or displayed on the common property of any unit including, but not limited to, the interior of a unit window which promotes the sign, notice or advertisement. Open houses can be held and open house signs displayed on weekends only between the hours of 9:00 a.m. to 4:00 p.m. Only Licensed Real Estate Salespersons may display "Open House" signs when they are conducting a legitimate MLS open house at a particular home during the week.

17. Boats and Trailers: All boats and trailers must be removed from association property after use. Boats will not be stored on the common area shoreline or embankment. Only row and canoe type boats less than 150 pounds are permitted and must be approved by the Association. No gas or electric motors are allowed in lakes.

18. Swimming: Although fishing and boating are allowed, swimming or wading is not permitted in the lakes.

19. Rule Changes: Any owner who wishes to submit changes to the condominium regulations for consideration must present a written and signed request to the Board of Directors.

20. Petitions: Anyone wishing to initiate or promote a petition must register it with the Board of Directors which will then be posted on the bulletin board if approved.

21. Wildlife: Do not feed any wildlife including fish or ducks.

RECREATIONAL FACILITIES

1. For Fire, Medical or Police Emergency use phone at Clubhouse and dial "911."

2. Guests must register in Clubhouse office prior to use of facilities.

3. All residents will observe rules and regulations as posted.

4. If guests or tenants persistently violate the rules after adequate warning the owners will be required to terminate the use of the recreational facilities and Clubhouse by the offending guests or tenants.

5. Owners and tenants are limited to a reasonable number of guests insofar as the use of the recreational facilities are concerned.

6. The use of skateboards, scooters, roller blades, or roller skates, etc. is not permitted.

7. Pets or animals of any kind are not permitted in the Clubhouse or Pool areas.

CLUBHOUSE

1. Activities sponsored by the Lake in the Woods Condominium Associations have precedence over private use.

2. The Clubhouse will not be used to accommodate organized religious, political, private or fraternal club meetings and will not be used for commercial or soliciting purposes. Exceptions to the rule will be when the Clubhouse facility is reserved for sports or recreational tournaments sponsored by the Lake in the Woods Associations.

3. Owners and/or tenants may reserve the Clubhouse for private use, subject to the following conditions:

a. Request for private use of the Clubhouse and/or kitchen is required. Reservation forms are available from the office. Reservations are to be made no more than 30 days and no less than 7 days prior to the function.

b. Notices of reservations are to be posted on the Clubhouse bulletin board and show name, date and hours of function.

c. Notice specifying hours of private use is to be posted on the Clubhouse entry doors the day of use. Entrance to the Clubhouse shall remain accessible for all residents.

d. Owners and/or tenants reserving the Clubhouse for private use will be responsible for the repair or replacement of anything damaged in or to the Clubhouse during the private use. A prepaid rental fee of \$50.00 will be charged plus a \$150 damage control fee. The damage control fee will be returned if cleanup of the Clubhouse is acceptable.

e. Reservation of Clubhouse does not include use of pool, pool deck, billiard room, exercise room, racquetball court or ping-pong room.

f. Persons renting the Clubhouse will be responsible for their guests conforming to all rules.

4. The Bulletin Board in the Clubhouse will be used for Association announcements only.

5. No wet bathing suits or bare feet in Clubhouse.

6. Please return Library books to the appropriate shelf in alphabetical order by author.

WEIGHT/EXERCISE ROOM

HOURS: 7:00 AM TO 10:30 PM

1. All equipment is used at your own risk and for the exclusive use by owners/tenants and their registered guests.

2. No smoking, bare feet, wet bathing suits or body lotions will be permitted.

3. Shirts must be worn.

4. No one under the age of 18 without adult supervision for reasons of safety.

5. Radio/cassette players-volume to be at a reasonable level.

6. Turn off lights and fans when leaving and readjust air conditioning.

TENNIS COURTS

HOURS: 7:00 AM TO 10:30 PM

1. Shirts must be worn on court.

2. Regulation tennis shoes only.

3. Residents and their guests only are permitted to play.

4. No food, gum or beverage in court area.

5. One-hour time limit on play if others are waiting.

6. Sportsmanlike conduct at all times.

7. Turn off lights and lock court.

Billiard Room

HOURS: 7:00 am to 10:30 PM

1. Anyone under 16 must be accompanied by an owner/tenant.

2. No sitting or lying on table, no drinks on or near table, no smoking, or littering allowed.

3. Please limit play to thirty (30) minutes if there are players waiting.

4. Please clean, brush down, and cover table after use.

5. Turn off lights and fans when leaving.

6. Access by special key available in office.