

RULES and REGULATIONS
For the Wildwood Condominium Association

Procedures for Enforcement of rules and Regulations

1. The board of Directors shall be responsible for correcting any violation of these rules, Declaration or by-laws of the Association.
2. The management Agent shall write a letter to the responsible owner stating the rule of regulation and violation committed; requesting that the violation be corrected within a specified period of time.
3. If the violation has not been corrected by the deadline, this shall be grounds for action by the Board of Directors of the Association or, in a proper case, an aggrieved owner, on behalf of the Association of Owners, to recover sums due for damages and for injunctive relief.
4. If the circumstances warrant immediate action, the Board of Directors shall have the right to pass step number 2 above.

Procedures for Keeping the Rules and Regulations Updated

1. The Secretary of the Association shall record any newly enacted rule(s) in the Minutes and the Master Rules and Regulations of the Association.
2. The Master Rules and Regulations shall be kept by the Secretary and the President.
3. The Secretary shall be responsible for reporting information of approved motions on rules and regulations in the Association regular Newsletters when applicable.
4. The Board of Directors will mail notice of new rules and regulations to all Owners within two weeks after adoption.

GENERAL

1. The rules governing living within the Wildwood Condominium Association shall combine existing provisions of the Declaration, by-laws, Rules adopted by the Board of Directors, and the Virginia Condominium Act of 1974, as amended. Matters pertaining to these rules shall be addressed to the Board of Directors
2. Each Owner shall comply strictly with the bylaws of the Wildwood Condominium Association and with the administrative Rules and Regulations adopted pursuant thereto, as either of the same may be lawfully amended from time to time and with the covenants, conditions and restrictions set forth in the Deed of his individual family unit (Virginia Condominium Act of 1974, section 55-79.1 through 55-79.38).
3. Each owner and each tenant of an owner shall comply with all of the provisions of the Declaration, the By-Laws, and these Rules and Regulations, as each may be properly amended from time to time. Failure to comply with such provisions of the Declaration, By-Laws, Rules and Regulations shall be grounds for an action to recover damages or for injunctive relief.
4. Owners who sell, rent or lease their unit shall advise the purchaser, renter or lessee of the Rules and Regulations of the Wildwood Condominium Association and furnish in writing to the Management Agent the name and address of the purchaser, renter or lessee.
5. When requesting approval of the Board of Directors, all correspondence shall be in written form and Certified Mail with return receipt requested directed through the Management Agent. The Board of Directors shall have the obligation to acknowledge the request within thirty (30) days from the date of receipt of the request.
6. The Board of Directors shall have the obligation to approve or deny the request within thirty (30) days from the date of acknowledgement. Such final notification shall be sent by Certified Mail with return receipt requested.

ENFORCEMENT WILL BE AS PER PAGE ONE OF THE RULES & REGULATIONS

PETS

- A. When a dog is outside of a unit, it must be accompanied by its owner (or dependant) and on a leash.
- B. Owners and/or custodians of a dog shall not allow such dog to run at large in the common elements of Wildwood. A dog shall be deemed to run at large while roaming, running or self hunting in the common areas of Wildwood, while not under its owner's or custodian's immediate control.

- C. No animal, other than common household pets shall be kept in any Family Unit. Common household pets shall not be kept or bred for commercial purposes in any family unit.
- D. Pet owners are responsible for removing droppings of their pet in all common areas of Wildwood. If the association incurs any expense as a result of cleaning up pet waste, the owner will be liable for those expenses.
- E. Pet owners shall be held liable for the damage done by their pets to common elements which does include bushes, trees and lawns, etc...
- F. Dog owners shall obey the Manassas City ordinance regarding your dog barking or growling too loudly for your neighbors' ears. After a second complaint of a noisy, loud barking dog, the animal control officer will come to your home and issue a summons. After a third complaint the dog will be impounded.
- G. Only two (2) pets are permitted in any one household.

ENFORCEMENT WILL BE AS PER PAGE ONE OF THE RULES & REGULATIONS.

STREET USE AND PARKING

- A. The use of the streets and parking lot is subject to the parking and city traffic ordinance of the City of Manassas, Virginia as though such streets were publicly owned except that they are restricted to owners, legal residents and their guests or persons having lawful business with said owners or residents.
- B. The streets and parking lot of Wildwood is designated only for use by legally licensed vehicles to include a City of Manassas decal, if required.
- C. Vehicles of persons not granted the use of Wildwood parking areas, as set forth above, shall be tagged with a warning and shall be subject to being towed away at owner's risk and expense. Owners of such vehicles may be subject to legal prosecution of trespassing.
- D. Automotive repairs conducted within the confines of Wildwood are restricted to those repairs which:
 - (1) Cause no damage, stain or unsightly appearance, at the termination of repairs, to the grounds upon which the repairs were made, and
 - (2) Are capable of reasonably being completed within the same day during which work began, and
 - (3) Does not require the use of large bulky equipment which, if unattended, could cause harm to others through accidental or purposeful handling, and
 - (4) Under no circumstances may more than one wheel be raised off of the ground without the use of safety stands, nor be permitted to be unattended with any wheels off of the ground

- E. Motor homes, trailers, boats, busses or other vehicles having a seating capacity of ten (10) or more, commercial trucks (excluding pickups), wrecked, disabled or abandoned vehicles are prohibited from parking on Wildwood property unless specific temporary approval is granted in writing by the Board of Directors. Violators will be tagged and are subject to being towed at owner's risk and expense within 72 hours. In no case will a motor vehicle exceed twenty (20) feet in overall length.
- F. Parking within the confines of Wildwood shall be on a "first come, first served" bases and shall be conducted in a manor, which does not prevent or impede ingress or egress of vehicles into parking areas.
- G. Parking is strictly prohibited in:
 - (1) Designated fire and emergency lanes and entrances thereto, and
 - (2) Adjacent to yellow curbs, and
 - (3) No double parking will be allowed.

Violators in this regard will be subject to the laws of the City of Manassas, Virginia, and the Wildwood Condominium Association. Police will be notified and towing will be enforced.

ENFORCEMENT WILL BE AS PER PAGE ONE OF THE RULES & REGULATIONS

GENERAL BEHAVIOR

- A. Residents of Wildwood shall exercise extreme care not to disturb other residents with excessive noise. Excessive noises after 10:00 P.M. shall not be tolerated.
- B. Honking of auto horns between 8:00 P.M. and 9:00 A.M. by residents or other motor vehicle operators is prohibited. Residents shall so notify guests, car pools bus drivers, etc...
- C. Boisterous congregations on any of the common areas shall not be permitted.
- D. Children shall not be permitted to play in common areas after dark in order to reduce noise and other nuisance factors for the residents. Toys and other items shall not be stored or left sitting in parking and/or common areas for the safety of all.
- E. Residents shall not leave litter or deface any of the common areas for the safety of all.
- F. All activities or behavior, which might cause harm to the property or residents, is strictly prohibited.
- G. An owner shall be responsible for all actions of their family, guests and pets.

ENFORCEMENT WILL BE AS PAGE ONE OF THE RULES & REGULATIONS

PROPERTY

- A. No owner or other resident shall paint any portion of the exterior of any family unit or building. Any exterior modifications or additions (i.e. storm doors, etc) shall be painted to match the color scheme of exterior walls and trim work.
- B. No owner or other resident shall install any wiring, antenna, machine or device on the exterior of any building or on the common areas or in such a fashion that it protrudes through the roof or any walls of the building except as authorized in writing by the Board of Directors.
- C. Every owner must properly perform all maintenance and repair work within his or her own family unit, which, if omitted, would affect Wildwood Condominium in its entirety or individual owner's adjoining units. Each owner is responsible for all damages and liabilities caused by their unit. This includes water damage caused by the freezing of exterior water taps.
- D. All of the repairs of internal installations within a family unit, such as plumbing, lighting, kitchen appliances, power, telephone and other accessories belonging to a family unit, shall be at the owner's expense.
- E. Any Association expense incurred in restoring or repairing damage caused by an Owner or tenant will be borne by the responsible owner.
- F. An owner shall not make structural modification or alterations in their unit without approval of the Board of Directors in writing.
- G. An owner shall lease no family unit for transient purposes (i.e. for less than thirty (30) day periods). Otherwise, the owner of a family unit shall have the right to lease the unit, provided the lease is made subject to the Declaration, the By-Laws and these rules.
- H. No owner or other resident shall post any advertisement or posters of any kind on the common areas except as authorized in writing by the Board of Directors.
- I. No clothing, laundry, rugs or wash shall be hung from any window or exterior portion of a family unit or upon the common areas.
- J. Trash pickup for Wildwood is Tuesdays and Fridays. Trash can be put out after 4:00 P.M. on Monday or Thursday only. Recycling pickup for Wildwood is on Tuesdays only.
- K. Patios shall not be used for storage except for normal patio accessories and other objects approved by the Board of Directors. No object may be visible above the fence.
- L. Barbecue ashes, trash, bottles and cans, or other litter shall not be left on the common areas.
- M. Individual yard sales are prohibited. Community yard sales are planned once or twice a year.
- N. Wildwood Association will not be responsible for any plant or shrub of an owner or tenant, which is damaged, by residents or lawn maintenance personnel.
- O. Hanging flower baskets or plants shall be safely secured. Liability of these objects shall be the sole responsibility of the owner. No trees, shrubs or

flowers may be planted outside of your personal garden area - surrounding your own unit.

P. When painting is scheduled by the Association:

(1) Owners will be notified ten (10) days in advance by management.

(2) It is the responsibility of the unit owner to remove any personal property or decorations that may prohibit easy access by a painting contractor.

(3) Any shrubs or plants will have to be trimmed so as to allow easy access to the building or fence by a painting contractor. Unit owners not meeting these requirements will be billed for the services being done for them.

Q. A unit may be used as a professional office upon the written consent of the Board of Directors provided that such use is consistent with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction with respect to the property, and provided further, that as a condition for such consent each unit owner agrees to pay and pays any increase in the rate of insurance for the property which results from such professional use. An owner may use a portion of his unit for an office or studio provided that the activities herein shall not interfere with the quiet enjoyment or comfort of any other owner, and provided further that in no event shall any part of the property be used as a school or music studio.

ENFORCEMENT WILL BE AS PER PAGE ONE OF THE RULES & REGULATIONS.