

Woodledge Village Community Association, Inc.

Addendums to Rules & Regulations

Revisions starting as of 10/02/1999

Passed by the Board and Membership

- 1) The annual fee for a **rental property** is \$1,000.00. The fee will be billed on a yearly basis. The Board approved this on **June 3, 2000**. This bill will be sent every November 1st.
- 2) **Late Fees:** An administrative late fee of \$50.00 is instituted per annual billing cycle for dues and special assessments, to take effect with the October 2000 billing. The fee is in addition to finance charges and applies to each property owned on which dues/assessments are unpaid 30 days after the due date. For those on a payment plan this fee is applicable only in the event of default, that is, where any single payment remains unpaid 30 days after the agreed payment date. The Board approved this **July 1, 2000**.
- 3) An owner is to be billed for full dues / assessments after the six-month home building permit expires unless there are mitigating circumstances over which the owner has no control. In this instance, the owner is required to file for an extension from the Board, citing the reason for the extension. Approved by the Board on **October 7, 2000**.
- 4) Future work permits will specify that contractors be required to clean up their sites. Approved by Board on **October 7, 2000**.
- 5) Saturday construction by outside contractors making disturbing noise, should cease by 4:00 pm. Approved by the Board at the **April 7, 2001** meeting.
- 6) The listing of Woodledge properties for sale, including a map of The Village, should sell for \$10. Approved by the Board at the **June 2001** meeting.
- 7) Portable toilets are required at all construction sites where indoor toilet facilities are not available. Approved by the Board at the **October 2001** meeting.
- 8) In regard to the operation of recreation vehicles such as quads and ATV's, our Rules & Regulations, in addressing this subject, require compliance with all laws and that proper insurance be carried on such vehicles. Woodledge Village accepts no liability.
- 9) "For Sale" signs shall be banned in Woodledge Village. The office will maintain an updated list of lots and houses for sale. Approved at the **September 1, 2001** Board meeting
- 10) A new fee was implemented, the **Common Area Renewal Effort (CARE)** to become effective with the new fiscal year starting 1 July 2002. The fee will be \$65.00 for each improved lot and \$35.00 for each unimproved lot. It will be shown on invoices as a separate line item and will be indexed to the cost of living. Approved by the Board **April 6, 2002**.
- 11) Fines for infractions for which no dollar amount is currently specified in the Rules & Regulations, may be levied up to \$500.00 by the Board of Directors for any violation that jeopardizes the health/safety or quality of life of Community members (e.g. use of air guns, fireworks, or construction violations. Approved at the **July 6, 2002** Board meeting
- 12) The fine for vandalism, which is now set at \$1,000 in the Rules & Regulations, will be changed to read "up to \$1,000". Approved by the Board at the **July 6, 2002** meeting.

Woodledge Village Community Association, Inc.

13) **Under V Administration Charges:** There will be a \$100.00 charge to any property owner, for direct costs to the Association, who improves their property with no immediate plans to build a home. For example, excavating or installation of a septic system. Approved by the Board on **March 6, 2004**.

14) Stickers are required for all recreational vehicles. Notice in policy change approved by the Board at the **March 6, 2004**.

15) It was approved at the Board meeting to charge a fee for those who improve a lot, for cost to the Association of \$ 100.00. To be inserted under Section V Administration Charges and Deposits. There will be a \$100.00 charge to any property owner, for direct costs to the Association, who improves their property with no immediately plans to build a home. For example, drilling a well, building a septic mound, excavation, or installation of a septic system. Approved by the board **March 6, 2004**.

16) **Clubhouse Rental fees** approved by the Board on **March 6, 2004** are as follows:

Number of guests	1 to 25	Rental charge is \$ 75.00
Number of guests	26 to 75	Rental charge is \$100.00
Number of guests	76 to Max.	Rental charge is \$150.00

The cost for cleaning will be deducted from the \$200.00 deposit along with any damage cost.

17) Motion passed **July 3, 2004**. Go-carts are permitted to operate only on the owner's property.

18) Unanimously approved by all members present on **September 4, 2004**. The Contractors Hours will be: Monday through Friday 7:30 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 4:00 p.m. There will be no Sunday or Holiday hours.

19) The **fees for Building Permits** will be changed and increased to reflect the direct increased costs to the Association, as stated below, and go into effect **November 6, 2004**. Approved unanimously at the November 6, 2004 Board Meeting.

Standard Sizes Only

Above Ground Pool	\$25.00
Dock 15 ft. long	\$25.00
Large Doghouse	\$25.00
Wood Shed	\$25.00
Deck 9x12	\$75.00
Enclosed Deck/Porch 9x12	\$75.00
1 Car Garage	\$100.00
2 Car Garage	\$150.00
House Addition	\$200.00
House	\$400.00
Oversized Additional Cost	\$25.00

20) All **propane tanks** must be placed behind the home, or be buried, or be hidden by landscaping such as a rock wall and not be visible from the street or lake. Approved by the Board at the **November 6, 2004** meeting.

21) A motion was made and passed unanimously on **March 5, 2005** to apply **the \$50.00 late fee to the Capital Improvement** fee under the same conditions as it applies to Dues and Special Assessment.

22) A motion was made and passed unanimously on **April 2, 2005** to make an addition to our Rules and Regulations. Anyone that buys property in Woodledge Village and does not receive a resale package from the seller must

Woodledge Village Community Association, Inc.

purchase one from the community at the prevailing rate.

- 23) A motion made and passed on **April 2, 2005**. Owners who are selling their property and owe monies are to be held liable and we can go after them legally.
- 24) A motion was also made on **May 17, 2005** that when a Board meeting was held concerning a family member of a Board member that Board member be excluded from the meeting. All voted yes.
- 25) A motion made and passed on **August 6, 2005**. All trees over 3 inches need permission from the committee before cutting the tree down. Additionally that if you are a new owner and you understand what trees are to come down and additional trees are cut, a building permit can be rescinded if agreed upon by the committee. Plus they are not allowed to go on any further until the fine is paid plus money put in escrow for the replacement of the tree. If continued they will be fined everyday.
- 26) A motion was made and passed on **May 13, 2006** to increase the fee for Building a new home from \$ 400.00 to \$ 800.00 for a building permits.
- 27) A motion was made and approved by the Board of Directors at their **May 13, 2006** meeting that Contractors working in Woodledge Village Community must purchase a yearly permit for \$ 75.00.
- 28) A motion was made and passed by the Board of Directors at their **May 13, 2006** meeting to decrease the late charge on the Special Assessment from \$ 50.00 to \$25.00.
- 29) A motion was made and passed by the Board of Directors at their **May 13, 2006** meeting that all new homes build must be occupied by owner or family member for 1 year from date of Occupancy otherwise it would be considered a rental and charged \$ 1,000.00 fee per year. If it is vacant it will be considered a spec home, which is also required to pay \$ 1,000.00 fee per year.
- 30) A motion was made and passed by the Board of Directors at their **June 3, 2006** meeting that people on payment plans that are current with their payments are considered to be in good standings and are permitted to vote and be a board member.
- 31) A motion was made and passed by the Board of Directors at their December 2, 2006 meeting that all Modular homes building permits are \$1500.00. Woodledge MUST is to be notified 48 hours prior to delivery of a Modular home and Notification MUST be posted on Woodledge's Bulletin Board. A Road Bond of \$5,000.00 and a Tree Bond of \$3,000.00 are required. Trees must be replanted, being 15 trees, 7 are to be 7 foot Evergreen and 8 are to 7 foot Hardwood at least 2" in diameter or at the discretion of Woodledge Village's Board of Directors. A refund of \$3,000.00 for the Tree Bond will be refunded when all requirements have been satisfied.
- 32) A motion was made by the Board of Directors and passed at their May 12, 2007 meeting to change the wording in the Rules and Regulations that all people who need to purchase a Resale Packet will be charged a \$50.00 administration fee to prepare it. Also people who already own property in Woodledge Village and purchase other parcels from repository or tax sale do not have to purchase another resale packet. People selling their property privately or through a Real Estate must purchase a resale packet at the same administration fee of \$50.00 for the preparation of the packet.
- 33) A motion was made by the Board of Directors and passed at their August 2, 2008 meeting allowing verbal complaints to be handled immediately when necessary and when involving the safety of the Community. Other complaints need to be presented in writing.

Woodledge Village Community Association, Inc.

34) A motion was made by the Board of Directors and passed at their September 6, 2008 meeting to add a heat surcharge of \$ 50.00 to the Clubhouse rental charge for all rentals from November 1st to March 31.

35) A motion was made by the Board of Directors and passed at their October 4, 2008 meeting that fines will be assessed at the rate of \$ 100.00 for 1st offense, \$ 250.00 for the 2nd offense and 3rd offense will be \$ 500.00

36) A motion was made by the Board of Directors and passed at their March 7, 2009 meeting that any one who calls, emails or sends a letter to the Community attorney without the approval of the majority of the Board will be charged for the amount he charges us and be billed as a fine.

37) A motion was made by the Board of Directors and passed at their April 3, 2010 meeting that all new homes built must be occupied as a resident or be the owner's vacation home; occupied by either the owner or family member for 1 year from date of occupancy otherwise it would be considered a rental and charged \$1000.00 fee per year. If it is vacant it will be considered a spec home, which is also required to pay a \$1,000.00 fee per year. If the owner sells or contracts to sell a home or property with a new home that either they build or contract to build, it will also be defined as a spec home and be charged a \$1000.00 fee per year.

38) A motion was passed at the September 4, 2010 meeting that all trees, (including dead trees) that are to be cut down, which are three inches in diameter or larger, measured one foot from the ground, need a permit from the tree committee. The permit shall be issued to last for one year from the inspection date. There is no charge for this service. Cutting in an emergency where a danger exists, shall be permitted but the Tree Committee should be notified as soon as possible.

All modular homes to be built need in addition to the permit, a deposit to insure that trees will be replanted in the areas cleared for the installation of the modular home. The deposit of \$3000 will be returned after the tree committee deems the planting of six foot or larger trees have filled in the cleared area. The deposit will be forfeited after two years from the date of the permit if no replanting takes place.

Fines of up to \$100 per tree may be levied for cutting without a permit. The Community Board will have the final determination of the amount. Late fees are to be assessed at the Community's standard rate. This addendum supersedes all prior rules and regulations and addendums referring to tree cutting.

39) A motion was passed at the October 2, 2010 executive meeting. There will be a fine imposed for not having a flag on your recreation vehicle, such as ATV's, UTV's, Golf Carts and snow mobiles. The fine for the first offense will be \$25.00, the fine for the 2nd offense will be \$50.00