

**Cottages at Woodridge**  
**2026 RULES AND REGULATIONS**  
***Effective 5/20/2026***

These requirements have been set forth to expand upon and detail the information found in the Covenants and Bylaws. All residents are obligated to abide by these Rules and Regulations, established and enforced by the HOA Board of Directors to maintain a harmonious place to live and protect our collective property values.

1. Outdoor Personal Property: All property, such as lawn chairs, bicycles, tables, etc., must be kept inside the patio or porch area or in the garage. Property visible above the patio fence should be tasteful but may be subject to removal by the Board if found distracting or does not conform to the rest of the neighborhood.

Nothing may be hung, displayed, altered, affixed to or placed upon exterior structures without prior written approval of the Board of Directors. An exception is Holiday Decorations.

2. Holiday Decorations: Christmas lights and decorations are permitted to be placed in the limited common areas and/or on building exteriors provided the decorations do not damage limited common areas, buildings, gutters, or siding. They may not be displayed before Thanksgiving and must be removed no later than January 15th of the following year.

3. Flag: The American Flag may be flown or displayed at any time following normal flag protocol. Flags with a political message are strictly prohibited except forty-five (45) days prior to an election date and must be removed within two (2) days following the election.

4. Perennial Plants: Perennial shrubs and flowers added to existing landscape beds and mulched areas as new plantings or replacing existing plantings by the owner must follow these guidelines.

a. Plant material and placement requires Board approval using Sprinkler Repair or Landscape Request Form available on eNeighbors; cost is at resident expense.

b. Installation of such material may be provided by the HOA-contracted landscape service provider or a landscaper of your choice, in each case at resident expense.

c. Any damage by an outside contractor to the sprinkler system, drip lines, or other plantings must be reported to the Board, with repair at resident expense and oversight by the Board.

d. Additional information can be found in the Rules for Landscaping available on the eNeighbors home page as Public Documents.

e. New plant material requires additional watering not provided by the regularly-scheduled irrigation systems. Residents are accountable for increased watering to stabilize new plants. The survival of any plants placed beyond the existing drip lines and sprinkler heads will be the sole responsibility of the homeowner.

If a planting purchased by the homeowner dies, it will be removed by the HOA but not replaced the following growing season by the HOA. The homeowner may arrange to purchase and replace any such planting by completing and submitting the Sprinkler Repair or Landscape Request Form available on eNeighbors. All costs will be at the homeowner's expense.

The HOA will pay to replace plants, trees, and shrubs which do not thrive or become overgrown or damaged when replacements are consistent with plantings being removed. The HOA will pay for these plants and retain responsibility going forward. The HOA maintains all existing plantings in the mulch beds and common areas with a sprinkler system for regular watering through drip lines and sprinkler heads plus pruning and mulching. The HOA does ask the owner to stabilize new plants and plants away from drip lines by assuming responsibility for additional watering.

5. Annual Plants: Annual seasonal plants are limited to flowerpots. Such pots may be placed on porches, decks, patios, bedding or mulched areas. The Cottage owner assumes the cost and maintenance of the plants and pots, including appropriate watering and fertilizing to maintain healthy specimens. No vegetables, except herbs, may be planted either in pots or in mulched areas. Dead plants are to be removed by the resident promptly at occurrence or at the end of the season.

6. Trees and Shrubs: New shrubs or trees may be planted in common areas with approval of the Board following the same procedures and practices as outlined in the above paragraphs for Perennial Plants.

7. Herbicides: The application of herbicides such as weed killer or chemicals by homeowners in any area of the Cottages at Woodridge is prohibited. The landscape service hired by the HOA will apply as needed. Fertilizer may be applied by residents to their container grown annuals.

8. Prohibited Items: The following items will be strictly prohibited in any common area of the Community – any type of yard sign (except real estate signs and political signs which have restrictions in our Covenants), swing sets, mounted hose reels, laundry poles or clothes lines or other such items. Laundry may not be hung over any patio fence (swimsuits, towels, rugs, etc.) Political yard signs can be displayed forty-five (45) days prior to the date of the election and must be removed within two (2) days following the election.

9. Storm Doors: Any resident who wants to install a new storm door must get Board approval. Please submit an Architectural Change Request Form available on eNeighbors.com under the tab for Forms.

10. Windows and Window Coverings: All window coverings must be white, off white, light beige, or light gray on the exterior side.

11. Animals: No breeding or maintaining animals for commercial purposes is allowed. All animals when outdoors shall be maintained on a leash. They shall always be supervised by a responsible individual. Such individuals shall be responsible for the immediate cleanup of all pet litter. No pet shall be tethered outside on the lawn or common areas or be tied to any patio fence. If pets become a nuisance, they may be ejected at the discretion of the Board. Please respect the surroundings of your neighbor when walking your dog.

12. Trash Collection: Pickup is Thursday for both recycling and trash. Only containers with lids are permitted. Containers, when not set out for collection, must be kept inside the garage. On the day before pickup, place containers at the curbs West side of Goodman Street or North side of 131st Court, no sooner than 4:00 p.m. Containers must be put away by 9:00 p.m. on the day of collection.

Residents will be responsible for clean-up of trash spillage. Trash bags or items for recycling not in containers will not be picked up by Waste Management. Call Waste Management if you want containers; they are delivered free of charge.

For information about the holiday schedule observed by Waste Management go to Holiday Waste Pickup Schedule | WM (<https://www.wm.com/us/en/holiday-schedule>) and enter your address.

13. Driving/Parking/Vehicles: For purposes of clarity, “driveway” refers to the concrete pad immediately in front of a garage; “lane” refers to shared concrete providing access to/from an asphalt street; “guest parking area” refers to the small lot adjacent to the mailboxes.

a. Reckless operation of a vehicle, excessive speed, and parking or driving on lawn areas are prohibited.

b. Overnight street parking is not allowed. The driveway for each unit is available to residents or their guests for parking of automobiles and smaller pickup trucks for up to eight (8) hours, and recreational motor vehicles (e.g. boats, trailers, and motor homes) for one (1) hour. Such vehicles must not block normal access of other residents.

c. Inoperable vehicles (with flat tires, expired license tags, etc.) or vehicles which cannot be identified as belonging to a resident which are parked in any common or limited common area for more than forty-eight (48) consecutive hours may be towed off the premises at the

vehicles owner's expense. No repair work is permitted on vehicles in limited common or common area except for short-term emergency work (flat tire, battery change, etc.).

d. No vehicle shall be parked in any manner which blocks any street, lane or driveway or the ingress/ egress to any garage other than the owner's.

e. Guest parking area is for temporary guest use and short-term community use only, with a limit of twenty-four (24) hrs. Moving a vehicle from one guest space to another within the guest parking area does not restart the 24-hour period. Residents with special circumstances may seek an exception and be allowed to park in the guest parking area for a specific time interval following written approval of the exception by the Board.

14. Solicitation: Commercial enterprises are not authorized to solicit within the community. In a like manner, garage sales, estate sales, sample sales, or other similar activities are specifically prohibited, unless approved by the Board of Directors as a planned activity.

15. Garage Doors: Garage doors shall remain closed at all times except when necessary for vehicle or resident ingress or egress.

16. Important Information Regarding the Selling of your Residence: Your Board of Directors will NOT be able to assist in the selling of your residence.

While garage sales and other similar sales are not permitted, a moving sale may be conducted with the approval of the Board. Special arrangements must be made including signs that restrict parking to one side of the street, at least one-week advance notice to the residents that the sale will be occurring, no more than three consecutive dates for the sale, never on a garbage or recycling collection day, and other requirements the Board may establish.

As the homeowner/seller you will be required to provide your real estate agent, buyer's real estate agent, the title company, and the finance company some or all of the following:

- Keys to the mailbox and mailbox number
- Keys to your residence
- Garage door opener
- Garage door keypad code
- Copy of the current Residents' Manual
- Copies of Covenants and By-laws
- Monthly dues information
- Contact Information for Community Association Management

Resale: Any owner who sells his or her own home is responsible for:

- Making certain Community Association Management is aware of ownership changes and a closing date immediately upon signing the contract for sale.
- Make certain all Association dues are current.

### **AMENDMENTS**

These Rules and Regulations may be subject to change from time to time at the discretion and by a majority vote of the Board of Directors.