

Woodsedge - Community Fact Sheet

The design focus and background basis for the WoodsEdge Community Protective Covenants, Requirements & Guidelines and the HOA Policies is to provide a safe, quiet residential community intended principally but not exclusively for active adults.

Protective Covenants and Community Restrictions:

Restrictions include and are in addition to adherence to local zoning ordinances and other related township regulations.

All unit owners and their visitors are required to obey all posted signs, speed limits and township ordinances.

Fireworks are not permitted anywhere in the community.

Dogs are to be on a leash at all times.

Dog owners are responsible to pick up pet waste immediately and dispose of it appropriately.

No fencing and no invisible dog barriers are permitted anywhere in the community.

No permanent fire pits are permitted.

No changes are permitted to the exterior of units without prior written approval of HOA.

No exterior paint color changes to doors, changes of exterior lighting, changes garage doors, shutters and/or shutter color, windows, vinyl siding, roofing, or any other exterior change whatsoever to the exterior of any unit within the community shall occur without the prior review and written approval of HOA. (Contact HOA for Screen Door and Awning over Deck approvals.)

No window air conditioning units are permitted.

No antennas or similar devices permitted on any unit.

No heat reflecting film or tin foil may be installed on any unit windows.

Any exterior facing treatments (such as: shutters, shades or curtains) should be white or tan on side that faces the exterior of window.

No outside patio or deck privacy walls may be added, removed or expanded without prior written HOA approval

No gardens can be created without the prior approval of HOA.

Common areas and lawns are controlled by the HOA. Neighbors have use of the lawns but they are common areas, therefore no moveable fire pits, lawn chairs, garden tools, children's toys or any other items may be left on grassy area overnight. This includes but is not limited to: Blow up pools, water slides, toys, basketball hoops, bikes, scooters and etc.

Anything that poses a hazard to other community members or presents a maintenance obstacle should not be placed in lawn areas.

Neighbors with grandchildren or children are asked to supervise them at all times when they are playing outside.

No affixed swing sets or similar items that could be construed as attractive nuisances are permitted.

No parking of campers or fishing boats is permitted anywhere in the community.

No large groups of motorcycles or cars may be parked or staged anywhere in community.

Cars should be parked in driveways and garages to every extent possible. Limit 4 cars per unit = 2 cars in garage and 2 cars in driveway.

No parking or storage of any unregistered vehicles is permitted.

No renting or leasing of rooms or unit is permitted.

No "Air B&B" leasing or similar daily, weekly, monthly or yearly temporary or vacation type rental is permitted in any unit.

No street parking is permitted in community mailbox areas and where curb is painted yellow.

Unit Owner Requirements & Guidelines:

All unit owners are entitled to the Quiet Enjoyment of their unit and are required to respect the similar rights of their neighbors.

Neighbors are asked to maintain "Quiet Hours" between 11 p.m. and 7 a.m. and to ensure that their visitors do the same.

No noise or loud noises are permitted between 11 p.m. and 7 a.m.

Pets are limited to two (2) domestic pets per unit.

Exotic pets are not permitted.

TV's should not be hung on any unit shared or common walls.

No gas propane grilles or gas propane "fire-table" and/or gas propane fire pit units may be used within 6 feet of any unit or vinyl siding of property and must be attended to at all times when in use.

No interior fireplace additions are permitted that add built out wall to house unless 20 feet distance between units is maintained from farthest exterior points. HOA written approval is required.

Woods Edge HOA Policies & Guidelines:

Excessive barking of dogs will be considered a nuisance and require unit owner's immediate attention in order to respect and ensure the Quiet Enjoyment rights of neighbors.

Neighbors listing their homes for sale will notify Real Estate Agents of the community restrictions and provide Listing Agent with Community Legal Documents and community fact sheet as listed on community website.

Only signs permitted are "For Sale" signage. No political signage permitted.

No loud cars are permitted. Cars with after-market mufflers are asked to refrain from revving engines while driving through neighborhood or idling in driveways.

Motorcyclists are asked to refrain from revving engines and making noise that disturbs others.

Neighbors are asked to close garage doors when not in use and to check that garage doors are closed during overnight hours for security reasons.

Charcoal grilles and wood burning fire pits, while generally discouraged, when in use are to be 20 feet from the exterior of any unit, attended to at all times, covered with a hood or fire screen when in use and used in accordance with Township ordinances and any "no" burning alerts or notices. Immediately after use, user shall extinguish completely and remove from grass "common areas" and store grille or fire pit with the appropriate fire-retardant cover at all times.

Smoking is prohibited in Community Gazebo along nature trail.

Drones are permitted in common areas of community only. Anyone operating a drone in Woods Edge is required to have a current Remote Pilot Certificate and comply with all FAA regulations. No drones may be flown within 100 feet of the front, back or above any unit within the community. Any drones flown in community must be within operators visual sight at all times.

Neighbors are responsible for trash that blows out of trash cans and should insure that no trash is put out the night before trash pickup if wind or snow conditions exist. The snow plows will plow during overnight hours and trash cans left on the street are a nuisance. Wait and put your trash out in the morning.

Snow Policy:

Unless notified otherwise by HOA, whenever it snows, move all vehicles off street; once street is cleared, moved vehicles off your driveway.

Unit owners are asked not to put any not approved supplemental ice melting product on driveway or sidewalks.

Special Assessments not included in Quarterly HOA Fee:

Special assessment may be made for annual maintenance items dependent on HOA budget constraints for the following: painting of unit shutters and doors, exterior power washing, driveway sealing and dryer vent cleaning.

Fee for Transfer of Title & Settlements for Resale of Units:

Each Unit Owner is responsible for ensuring the HOA Resale Fee and Initiation charge is funded when any unit is sold.