

WOODS END HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

The Board of Directors has approved the following Rules and Regulations. All Rules and Regulations **must** adhere to.

I. PARKING

- A. Parking spaces have been provided for two (2) cars per lot (including garages). additional cars and guests should park in islands or on Southview Drive.
- B. Unlicensed, inoperable, abandoned, or junk vehicles will not be permitted in community parking areas. No vehicles may be repaired on any lot or in any area designated on the recorded plat as "parking area" unless that repair is completed within forty-eight hours of the time it was commenced.
- C. No camper, mobile home, trailer, mobile tent, recreational vehicle or R.V., shall be parked on any lot or in any area designated as "parking area" on the recorded plat. No vehicles shall be stored on any lot or in any area designated on the recorded plat as "parking area." No commercial vehicles or buses which exceed the size of a normal parking space shall be parked or stored on any lot or on any area designated as "parking area" on the recorded plat.
- D. Violations of these parking provisions should be reported to the Managing Agent or a member of the Board of Directors. The owner of the improperly parked vehicle will be notified and asked to remove the vehicle. If, after notification of violation B or C above, the owner fails to remove the improperly parked vehicle, or if the owner cannot be located, the Association may have the vehicle removed from the community parking area at the owner's risk and expense.
- E. No vehicles shall be parked in fire lanes. Parking in a manner such as to block access of fire or other emergency equipment is a violation of P. G. County law, and can be a danger to life and property and will not be permitted. Violators will be subject to being ticketed/towed at the owner's expense.
- F. Homeowners with out-of-state vehicle registrations, with the exception of the metropolitan area (DC, Maryland, Virginia), are not permitted within the development. Vehicles will be subject to being ticketed/towed at the owners expense.
- G. Lot ownership shall entitle the owner or owners thereof to the use of parking areas within the community with the right of ingress and egress and upon the designated parking areas.

- H. Parking areas shall not be used for any purpose other than to park vehicles. No vehicles shall be parking in such a manner as to impede or prevent ready access to another owner's parking space, normal flow of traffic, or sidewalks.
- I. No vehicles, campers, or boats shall be parked or stored in back or side yards.
- J. No vehicle may be parked on sidewalks or in common areas other than that designated as parking spaces. No vehicle may be driven on or across sidewalks or on common areas other than the parking lot and its access driveway.
- K. Motorcycles shall be licensed and equipped with light and the most recently approved noise control devices and operated only on driveways and in a manner not to disturb the flow or traffic.
- L. Removing or replacing oil or their automotive fluids is not considered a major repair; however owners shall take proper precautions against spills. Fluids shall be changed in accordance with Maryland law and disposed of at designated recycling centers. Owners are responsible for cleaning of excessive oil or gas leaks from their vehicles or those of their visitors. Owners shall pay the cost of repairs or damages to the parking area or other parts of the common areas caused by such leaks.
- M. Visitor vehicles must park in the spaces designated for visitor parking. Vehicles shall not be stored in the visitor's parking spaces. Any vehicle not removed from a visitor parking space, within a period of 48 hours, are considered a stored vehicle and as such are prohibited. Vehicles will be subject to ticket/towing at owner's expense.
- N. Each homeowner is responsible for the automobiles (within the limits of the law) of his guests and tenants and is responsible for ensuring that they follow the Association's parking policy.
- O. Except in an emergency, residents are encouraged to restrict blowing of the horn of any vehicle.
- P. No vehicle shall be operated in a dangerous or reckless manner in the parking area.

II. PETS

- A. In accordance with Prince George's County Ordinance, no dog will be permitted to run "at large". Each dog must be restrained on a leash.
- B. Pets will not be permitted to defecate upon private property of another homeowner (including front yards), the streets, parking areas, or sidewalks of the community.
- C. Excessive and continuous noise from a pet will not be allowed and should be constrained.

Orderly, domestic pets such as dogs, cats, caged birds, and the like are welcome in your community provided they are not kept for commercial or breeding purposes. Pets are not allowed on common elements unless carried, leashed, or under direct control of their owner. Pets should be exercised well away from main travel areas. All local laws pertaining to pets must be observed. **Homeowners must clean up after their pets**

Grounds Maintenance

Full service grounds care will be provided on most common areas, to include regular mowing, trimming, edging, insect control, mulching, fertilizing, seeding, and weeding common shrub beds, as needed. Individual homeowners are responsible for mowing, trimming, edging, insect control, mulching, fertilizing, seeding, and weeding their front, side and back lawns as needed.

As there are no common water hook-ups, the Association encourages all residents to contribute to a healthy landscape by regularly watering common areas, as you water your own property. The cost of the water will be minimal compared to either having a tank truck deliver water during the summer months, or replacing dead nursery stock. Your assistance is greatly appreciated.

Please be reminded you're outside hose bids must be winterized so you do not experience frozen or burst pipes. Information to accomplish this procedure should have been provided by your Builder.

Maintenance Reporting

Common element maintenance matters should be referred to CMS Services, Inc. at 703-642-3246. Should you have a problem with your plumbing, electrical or other matters, you must call a service person. Please refer to warranty information provided by the builder.

Maintenance Responsibilities

The Woods End Documents outline maintenance responsibilities of the Homeowners Association and the individual unit owner. The homeowner is responsible for maintenance and repair of his home, including steps and sidewalks leading from the house to the common sidewalks.

Generally the Association is responsible for maintenance and repair of common elements, including common grounds, common sidewalks, tot lots, parking lots, and entrance signs, etc. Please review the legal documents to familiarize yourself with various maintenance items.

Moving-In

When moving into your new home, please exercise caution regarding the grounds. Moving trucks or other vehicles should not be driven onto common grounds. Park your vehicle as close to your home as possible without driving on the grounds. Cartons and other moving materials you wish to dispose of must be broken down flat and may be left for regular trash pick-up.

Snow Removal

Snow removal on the main road is the responsibility of the Association and is normally done when there is an accumulation of two (2) or more inches of snow. Sanding and deicing is done as necessary. Snow removal on sidewalks is not currently included in the assessment and owners are requested to clear main walks between their property lines. Snow removal and de-icing of your sidewalks is a homeowner responsibility. We suggest not using rock salt or any product containing sodium on your walks or drives, as this will harm concrete, turf, and shrubbery.

Use Restrictions

The Association documents set out initial use restrictions regarding the homes in your community. In addition, the documents also give authority to the Board of Directors to establish, amend, and enforce (within limitations) additional rules and regulations. A copy of the initial use restrictions is included in this package.

Warranties

Information concerning appliance warranties and where to call for service may be found in the warranty package provided to you by the builder. Questions regarding other warranties in your home should be directed, in writing, in accordance with instructions previously provided by the builder.

General Information

Please fill out the enclosed information form and return it to, CMS Services, Inc., at 6395 Little River Turnpike, Alexandria, Virginia 22312. The Managing Agent in the implementation of its responsibilities requires this information.

III. USE OF COMMON AREAS

- A. Vehicle repair, maintenance, or dismantling resulting in extended work will not be permitted in the streets, parking areas or other common areas.
- B. The washing of vehicles in the parking areas will be permitted provided all residual trash is removed and all soapsuds are washed down street drains.
- C. A speed limit of ten (10) M.P.H. must be observed within the parking areas and courtyards.
- D. Playing on the common areas is prohibited. The cost of repair/replacement of common area property damage by residents or visitors will be the responsibility of the appropriate homeowner. Recreation areas should be utilized for this purpose.
- E. Playing in the streets is discouraged. INSERT USE OF PORTABLE BASKETBALL COURTS HERE.
- F. Homeowners are urged to use metal or plastic trashcans when placing garbage outside at night for pickup. No trash or refuse will be dumped on the common areas or at the rear of owner's property.
- G. Motor driven vehicles (e.g., cars, trucks, motorcycles, mopeds) are not to be driven on any grassy portion of the common areas, including front yards. In addition, wagons, bicycles, big wheels, carts, and other playthings must be removed from walkways when not in use.

IV. MAINTAINING OR PERMITTING A NUISANCE

- A. "Joy-riding", loud automobiles, motorcycles, mopeds, etc., are not permitted.
- B. Substance, which generates obnoxious or offensive odors, should be removed from the homeowner's property or enclosed within a suitable container as soon as possible. Trash, refuse, garbage, or rubbish will not be allowed to accumulate or remain outside of a proper container upon the homeowner's property.
- C. Rats, roaches, mice or other vermin will not be allowed to infest a homeowner's property. Homeowners are urged to inform a member of the Board of Directors of infestation or suspected infestation.
- D. Loud parties, music, or other noise should be avoided.

V. ENFORCEMENT

Violations of any of the above should be reported to the Managing Agent. Necessary and appropriate action will be taken to ensure compliance with these provisions.