

WOODLAKE VILLAGE RULES AND REGULATIONS (2020)

Exterior of building, including landscaping, must not be altered without approval of the Woodlake Village Condominium Association (WVCA).

Unit owners must request approval from the WVCA (via e-mail or mail) prior to **installing cable and/or satellite dishes** showing a proposed installation drawing. Cable and satellite company installers may make a maximum of one entry per unit through the exterior wall.

Smoking is not permitted in the common hallways. Please be mindful of your neighbors when smoking outdoors; please do not smoke in front of your neighbors' windows or doors, especially when open.

Stairs and common entry halls must be kept free of toys, bicycles, motor vehicles, newspapers, trash, and cigarette butts. Sidewalks and lawns must also be kept free of toys and bicycles when not being used for play. Streets must be kept free of same with the exception of motor vehicles and bicycles being ridden. Children should not play in the street or around parked vehicles.

All pets are to be kept on a leash at all times when outdoors, as per Lake St. Louis Leash Law. Pets should wear an ID tag. They should not be tied to trees, but may be tied to deck posts for short periods of time. Avoid use of chains. Refrain from keeping your pet on the deck in extreme weather. **DO NOT ALLOW YOUR PETS TO URINATE OR DEFACATE ON YOUR DECK.** Dogs that bark continually need to be taken indoors. **Pet owners are responsible for immediate removal of all pet waste; this is LSL Law and a WVCA Rule.** Our mowers will not mow *over* accumulated pet waste.

Garbage, trash, and pet waste must be put into disposable bags, secured well, and placed *inside* the dumpsters, not beside them. Trash not contained within the dumpsters is a nuisance and public health concern. It also attracts pests and vermin. Trash should not be left sitting outside condominium doors.

Bulk trash, such as furniture, mattresses, construction materials & tires are not to be placed at dumpster sites unless prior arrangements are made with the Republic Services or through PPM for pick up at resident's expense. **Christmas trees** may be taken to Founder's Park for recycling (636/561-4620).

Patios & decks should be free of toys, bicycles, trash, motor vehicles. Plants, patio furniture, and BBQ grills (in good condition and kept in an orderly fashion) are permitted. Firewood must be neatly stacked and kept only in the back of buildings. The insurance policy for WVCA is very clear about grills. They are not to be within 10 feet of any building. Grills are not allowed on any wooden deck and/or within 10 feet of any combustible surface. **If your grill is determined to be the source of a problem, your insurance will have to cover the damages.** Should you feel your deck needs to be stained or pressure washed, please contact Provident for the approved list of contractors and colors.

All units at WVCA are single family dwellings. More than one family living in each unit is not allowed. **It is a Lake St. Louis Fire Code violation to have someone living or sleeping in the basement storage areas in the units off the common hallways.**

Window coverings (draperies, blinds, and curtains) must be white (or a neutral light tone) or have white (or a neutral tone) lining. Windows and doors must not be used for anything other than their intended purpose. Residents must not shake rugs or other items through them. All condos have central air conditioning. Window air conditioners are prohibited. **Repair of broken windows or doors is the responsibility of the unit owner.**

Noise or conduct of an excessive or disruptive nature will not be tolerated. A resident's conduct should not interfere with the livability, comfort or convenience of other residents. Sound producing devices and/or musical instruments must not be used in such a way as to interfere with the rights of other residents to the quiet enjoyment of their unit or related premises. Also, noise travels easily through the walls of condo units. Respect your neighbors.

Vehicle repairs are not permitted on Woodlake premises. Immobile vehicles, vehicles with flat tires, or without license plates/inspection stickers will not be permitted on the premises. Residents will be allowed a maximum of seven (7) days after notification is mailed (or placed upon the vehicle), for correction of the problem. If a resident does not comply, the association will have vehicle removed from the Woodlake premises. All costs for reclaiming the vehicle will be the responsibility of the owner.

Recreational vehicles, campers, trailers, and boats are not allowed to park on Woodlake parking lots as per Lake St. Louis Community Association rules. No motor vehicles may be driven or ridden on the grass for any reason, nor taken inside the buildings. Large commercially-labeled vehicles should park along Woodlake Court, not in WVCA parking lots. Unlicensed vehicles and prohibited vehicles will be towed at the owner's expense.

There are frequent complaints from residents about parking spaces. Most, not all, units have 2 spaces available to them. Since not all parking spaces are numbered, please be considerate of your neighbors by not using more than two spaces. Visitors may park in the central area or along Woodlake Court.

Sunbathing is not permitted in the front of buildings. The Lake St. Louis Community Association pool, beach, parks, or the backyards at WVCA should be used for this purpose.

Lawn care is done weekly, weather permitting. Be sure to pick up rocks, toys and dog leashes. **Mowers will not pick up items or mow over items left in the lawn.** This is a danger to the equipment and workers. This will result in unmown areas. All items need to be kept clear of the lawn, including but not limited to: toys, patio furniture, pet leads, pet waste, newspapers, etc. Please do not approach the mowers while they are working. Please address all landscaping issues directly to Provident.

Be sure to lock your cars, your doors and windows. Soliciting is not permitted.

Safety Reminder:

The Lake St. Louis Police Department responds quickly to reports of vandalism, breaking & entering, theft and other community issues. Do not hesitate to report your concerns to the following phone numbers:

Emergencies: 911 Non-emergencies: 636/625-8018

General Reminders:

Questions, requests, comments, suggestions or concerns must be in writing, dated and signed before any action can be taken, except in emergencies. This is for your own protection as well as that of the Board. Verbal complaints cannot be address or acted upon. Please submit to:

Office.ppmrents@gmail.com or WVCA, P.O. Box 536, Wentzville, MO 63385

Note: Repairs will not be made on units if the homeowner is not current on their assessments.

**VIOLATION OR NONCOMPLIANCE WITH ANY ONE OR MORE OF THESE RULES
WILL BE CAUSE FOR A FINE OF \$25.00 PER VIOLATION.**