

Woodridge Lake Property Owners' Association

Rules & Regulations

CLUBHOUSE REGULATIONS

- **Guests:** No member of the Association may have more than six (6) guests at the park, beach area, lake, recreational facilities, or other amenities owned by the Association (hereinafter collectively referred to as "facilities") on any one day, unless that member is renting the clubhouse in which case this rule would be waived. Guest's passes for any non-member vehicles must be obtained at the office. Members must accompany their guests and be responsible for their guest's appearance, conduct and observance of club rules. An adult must accompany anyone under the age of 13 on the upper level of the clubhouse. Family members not living in the same household are classified as guests.
- **Dogs and other Pets:** All pets must be under control and leashed when on club property. They are prohibited from the following public areas: Clubhouse, playground, picnic area, beach, pool, tennis courts, East and Sunset Beach. The only exception is for certified service dogs.
- **Personal Property:** The WLPOA is not responsible for personal property and does not maintain insurance for it. Lost articles, not claimed within a reasonable time, will be disposed of at the discretion of the staff.
- **Clubhouse Hours:** The hours during which the clubhouse is open will vary with the time of the year and the activities. The hours will be posted on the bulletin board.
- **Functions and Meetings:** All private parties must be arranged with the office staff to avoid conflicts. For groups of 20 people or fewer, members can gather at the clubhouse for such events as a going-away party, indoor picnic, adult birthday party, and special holiday function, please confirm with manager prior to avoid conflicts. Members shall be responsible for their own total cleanup after their function. Gatherings of more than 20 people require a rental agreement to be completed in advance. Small gatherings without a rental fee are open to all WLPOA members in good standing. All parties must include a member in good standing. (see below for more details)(Clubhouse Rental Policy)
- **Kitchen Area:** as well as appliances therein are not accessible to the members, unless the clubhouse is rented, and arrangements are made with the WLPOA office. Members cannot use any clubhouse supplies for private parties.
- **Deck Area:** Cooking and fires of any kind are forbidden on the deck area. Chairs, tables or furniture are not to be moved out of the clubhouse onto the deck.
- **BBQ's** – are scattered about the Clubhouse property and beach. Please use for cooking (only). (charcoal briquettes)
- **Damage to Clubhouse:** Any damage inflicted upon the clubhouse or its contents by a member, members child or guest will be the responsibility of that member or members.
- **Smoking:** Is not permitted in the Clubhouse, at the Pool, on the Beach or Tennis Courts
- **Extinguish Upon Request Rule** – This is an addition to the existing Smoking Policy.
 - To ensure a respectful and comfortable environment for all, smoking is permitted only when it does not interfere with the well-being of others. If any individual expresses discomfort or is disturbed by smoke, smokers are expected to promptly and courteously either extinguish their smoking materials upon request or move to a location where smoke will no longer disturb others. This applies to all forms of smoking and smoking materials, including cigarettes, cigars, pipes, and electronic smoking devices. Non-compliance is subject to fines as detailed in the Schedule of Fines for Major and Minor Infractions.
- **Advertisements:** Member advertisements may be posted by members only on bulletin boards specifically designated for them. Members are required to list their lot number, name, date and phone number on all notices they post. Unauthorized notices or ads not complying with these rules will be removed. Members are required to show such notices to office staff prior to posting them.
- **Improper Behavior:** The General Manager, Maintenance Supervisor and Office Manager will have the authority to remove from WLPOA property anyone using abusive, profane, or indecent language or conducting him or herself in a manner so as to be offensive to other members.
- **Complaints:** should be expressed to the General Manager, Maintenance Supervisor, or Office Manager verbally unless the member specifically requests that the Board review the complaint. Do not lodge complaints directly or engage in reprimands with the staff.
- **Recreational Equipment:** Is not permitted in the clubhouse, including the deck, locker and shower rooms.

CLUBHOUSE RENTAL POLICY:

- No private rentals will be allowed in any rooms of the Clubhouse during the "in season" which is Memorial Day to Labor Day, unless otherwise approved by the Board. The exception is children's birthday parties which will be allowed "in season," Monday thru Friday, to be held in the young children's playroom only.
- Rentals between Memorial Day and the third week of June may be approved at the discretion of the General Manager.
- **Private rentals** will be allowed during the "off season" which is the day after Labor Day to the day before Memorial Day for MEMBERS IN GOOD STANDING ONLY.

- All private rentals require a \$100.00 nonrefundable fee. Rentals must be arranged through the office to prevent any conflict of use. Rentals are secured on a first-come, first-serve basis when the \$100.00 non-refundable reservation fee is received by the Woodridge Lake Office. Rentals may be secured as far in advance as a member desires.
- Each lot owner is allowed to secure a maximum of two private rental dates per year for the Great Room. In addition, each lot owner is allowed to secure a maximum of two private rental dates per year for a Meeting Room for events on Saturday and Sunday. There is unlimited private rental use allowed for a Meeting Room Monday through Friday.
- Private rentals shall not exceed five hours unless arrangements have been made ahead of time with the office.
- Should the Clubhouse be open on a Holiday, private rental of the Great Room or a Meeting Room, on that Holiday, will follow the same rules as above. However, there will be additional “overtime” costs.
- Private rental issues or disputes will be handled by the General Manager. All private rental rules will be periodically reviewed throughout each season.
- All private functions must include a Woodridge Lake member.
- If a caterer is used, they must have insurance in the amounts required by the WLPOA. Check with the office.
- Music – A Band/DJ is allowed on Friday and Saturday nights for private functions. They will be allowed to play until 11:00 p.m. The noise level will be continually monitored.
- During a private rental of a Meeting Room, all the remaining rooms on the second floor and all the rooms on the first floor will still be open to Woodridge Lake members.
- During a private rental of the Great Room, the Adult Lounge on the second floor and all the rooms on the first floor will still be open to Woodridge Lake members. Members may enter the adult lounge from the deck with the use of their fob.
- The Adult Lounge will not be rented at any time.
- Contact the office for current rental fees and an application form.

FITNESS CENTER RULES

- The exercise room is available exclusively to Woodridge Lake Clubhouse Members (who have executed an application/waiver and received a (Fob) method of entry). The exercise room is available 7 days a week from 5:00 am to 10:00 pm, subject to such temporary closing as the Board or management may deem necessary. **Users must be 15 years or older; no guests are permitted unless registered at the office and only at times allowed by the rules in effect from time to time.** Use of equipment is at Member’s own risk; use it with care!
- **No food or drink** other than water is allowed (a water cooler is provided). No chewing gum allowed.
- When Members are waiting for equipment, there is a **20-minute time limit** on each machine.
- Please be considerate of others and follow basic rules of workout etiquette.
- **Wipe perspiration** from exercise equipment and mats after use. **Do not spray cleanser directly on equipment.** Return weights to their proper places.
- Do not use the exercise room if you are sick.
- You are responsible for your own belongings.
- No practice of martial arts or “contact sports”.
- **A towel and appropriate dress** are required. (Men: T-shirts, shorts, sweats or warm ups and sneakers. Women: Leotards or t-shirts, tights, shorts, sweats or warm ups and sneakers/exercise shoes.)
- Outside trainers are permitted inside the Exercise Room to work with a Member provided they have filed a properly executed waiver and release and have signed in with the office.
- No outside stereos may be used in the Exercise Room except with headphones.
- All persons using the facility are responsible for returning the equipment to the proper location and cleaning up after themselves, as the room will be unattended. No personal belongings should be left overnight.
- No one may use or bring personal exercise equipment into the Exercise Room.
- You are strongly urged to use a buddy system. Dumbbells should **NOT** be used without a spotter.
- **Street footwear is not allowed** into the exercise room. Bring appropriate footwear with you.
- **Exercise room privileges may be revoked** for demonstrated disregard of the rules or generally undesirable behavior to be determined at the sole discretion of the Board or Management.

BOATING REGULATIONS

- Each person engaged in boating activities at Woodridge Lake is expected to comply with CT state Boating laws and regulations, as well as the Woodridge Lake rules and regulations. All boat owners and boat operators are responsible for the safe and proper operation of their boat and for the safety passengers.
- Each boat (sail, power, canoe, etc.) operating on Woodridge Lake **must be registered with the WLPOA and must display the WLPOA registration sticker** on front port side.

- Registration forms may be obtained at the WLPOA office. Registration permits will not be issued unless members are in good standing and all outstanding obligations to the Association have been paid. A permit applies only to the specific boat and owner to whom it is issued.
- As of May 15, 1998, the maximum size of a motor is limited to 90 horsepower. This limit does not apply to any boats registered prior to 1980. In all cases, the horsepower cannot exceed the rating of the boat of those standards set by the U.S. Coast Guard manufacturer.
- No guest boats will be permitted on Woodridge Lake at any time except for sanctioned group events.
- A maximum size for all boats on Woodridge Lake will be: These limits will not apply to boats registered before 1980.
 - a. Length.....20 feet Manufacturer Classified
 - b. Beam.....8 feet, 6 inches
- No enclosed cabin or live-aboard facilities (heads, stoves, galleys, bunks, etc.) will be permitted on any boat at Woodridge Lake.
- Boats used on other water bodies must be washed every time prior to launching.
- No liquid, except pure clean water, or solid materials of any type (including soaps and detergents) may be discharged, dumped or entered into the lake, its tributaries, or within twenty feet of the shoreline at any time.
- All boaters must carry a valid CT or reciprocal state (NY, MA, RI or NH) Safe Boating Certificate, or Certificate of Personal Watercraft Operation.
- All boats **must carry** current legal state registration and numbers if required by law.
- Before receiving a Woodridge Lake sticker, powerboat owners **must submit** evidence of a current certificate of marine public liability and property damage insurance coverage with a **minimum of \$250,000.**
- Except in valid emergencies, aircraft may not use Woodridge Lake at any time.
- Snowmobiles and other powered vehicles may not be operated on the ice at Woodridge Lake or its tributaries, except for specific exhibitions or events receiving prior written approval from the Board of Directors.
- All powerboats **must be equipped** with effective mufflers and operated at minimum reasonable noise levels at all times.
- All boat operations are subject to normal rules of the road and other safety procedures, mindful of traffic and weather conditions. Boat owners and operators should use courtesy and good judgment at all times.
- Boats and boat trailers **may not be left in the parking lot or WLPOA property overnight.** A designated boat trailer parking area will be established for daytime use only.
- Boats must not exceed a speed at which is safe and reasonable for the prevailing conditions. No racing of powerboats is permitted except for special events receiving prior written approval from the Board of Directors.
- **Boats must not exceed 6 mph while within 200 feet or any shoreline, designated swimming area, or other restricted areas.**
- **Hours of operations:**
 - Boat engine may not be operated in excess of “No Wake” speed before sunrise or after sunset and **all boats must be off the lake by 9:00 PM. No overnighting is permitted on any boat.**
 - Water skiing and fast boating hours are from 9 am to sunset.
 - During daylight hours, powerboats are limited to a maximum speed of “No Wake” except during those hours as described above, which are reserved for water skiing and fast boating.
- **Water skiing:**
 - Water skiers and towboats must remain at least 200 feet offshore.
 - All skiing starts and stops must be from the water within the buoyed area. All skiing and towing operations must follow a counter-clockwise “keeping to the right” traffic pattern within the buoyed skiing area. Boat operations should observe normal rules of the road and safe operation procedures with respect to other boats.
 - **When there is a skier in tow, there must be at least 2 people in the ski boat, one of whom is an observer who is a minimum of 12 years of age facing the person(s) being towed**
 - A maximum of two skiers may be towed simultaneously from one ski boat and then only when boat traffic within the skiing area is at a moderate level.
- **Wake Surfing**
 - **Total Ban - Wake surfing is strictly prohibited at all times on Woodridge Lake.**
 - Equipment Restriction - Vessels specifically designed for wake surfing are prohibited from accessing the lake.
 - Manufacturer Compliance - No boat may be operated in a manner that exceeds the manufacturer’s dry weight through the addition of external or internal weigh systems.
- We will have frequent visits from the CT Dept. of Energy & Environmental Protection marine enforcement officers, who will be checking boats for proper equipment and operations. Tickets may be issued to transgressors of regulations. The Boating Committee suggests that boat owner’s register for free boating courses taught by the United States Power Squadron or Coast Guard Auxiliary.
- Every member of the association that operates a vessel or that allows another to operate their vessel is responsible to see that all the regulations be followed. Repeated offenses of any of the boating rules and regulations by the operator of their vessel could result in the loss of lake boating privileges for that vessel or member for the remainder of the boating season.
- Mooring or anchoring of boats for overnight storage is not permitted.

- Jet skis and inboard engines are not permitted other than inboard motorboats of 90 HP or less permitted and registered on or before 11/1/2000.
- Woodridge Lake Property Owners' Associations, Inc. ("Association") expressly disclaims all liability for any loss or damage to any property occurring on or near, or as a result of the use of the Association's docks, ramps, boat racks, or shoreline docking spaces, and the applicant hereby expressly assumes the risk for any such loss or damage and releases the Association from all liability for any such loss or damage.
- All members who had a dock space the year before and comply with all of the above will be considered for a dock space renewal. The dock space allocation will be determined by the WLPOA staff. All others will be placed on a waiting list on a first come basis. Shore front owners will be considered for a dock space only after July 4th on a year-by-year availability of dock space.

FISHING RULES

- Any person fishing in Woodridge Lake is required to have a current State Fishing License and is subject to Connecticut State Fishing Laws.
- All ice fishing structures must be removed at end of each fishing day.
- Guests are not allocated their own creel limits, but may share the creel limit of the member they are with.
- Minimum Fish Length and Creel Limits
 - Channel Catfish – 18", 2/day
 - Largemouth/Smallmouth Bass - 18", 1/day
 - Panfish (bluegills, sunfish, perch, calico bass, bullheads – no minimum length, 15/day
 - Trout – 12", 2/day
 - Tiger Muskie – 40", 1/year
 - Walleye – 18", 2/day
- All guests must be in the direct presence of the member.
- Ice fishing guests are limited to two per member. Unless special approval to host an outing is obtained from the WLPOA.
 - Members wishing to fish with more than 2 guests may request approval from the WLPOA to host an outing on a specific date. Outings will be limited to a maximum of 4 guests, and each member can request approval for 4 outings per year. The member must pick up additional one day passes for each guest. During approved outings all guests can fish up to a total of 12 lines, but guests are not allocated their own creel limits. Guests may split the members' creel limits. To avoid overcrowding of the lake and parking spaces, a maximum of 4 outings will be approved on any day.
- While ice fishing, up to six lines, tip-ups, jig rods or any combination of these are allowed per member.
- The total lines, tip-ups and jig rods allocated to ice fishing guests are 6. One guest may fish six or two guests may share the 6 lines.
- Members and guests must obtain and display a numbered pass while engaged in ice fishing. Passes will be available in the office in November.
- Members violating the policy will be subject to fines.

TENNIS/PICKLEBALL COURTS

- Court Reservation Rules
 - The court hours are from 8:00 a.m. to 9:00 p.m.
 - During peak season (roughly May – September, courts may be reserved in advance on CourtReserve.com or the CourtReserve app on your mobile device.
 - Each lot (household) is eligible to reserve up to a maximum of 4 hours of court time per day. A 1-hour tennis or pickleball reservation requires only 1 member to reserve the court. A tennis or pickleball reservation longer than 1 hour requires 2 members to reserve the court.
 - No Shows – Reserved courts not claimed after 10 minutes of a reservation are available to other members on a first come, first-served basis.
 - Organized Tennis and Pickleball Activities (clinics, tournaments, special events, inter-club matches, mixers, camp usage) have priority on all courts as determined by the Director of Tennis, the Director of Pickleball and the Tennis/Pickleball Committee.
 - Court 1 (Including Pickleball Courts 1A and 1B)
 - Pickleball has priority on Court 1 and may be reserved for Pickleball up to 24 hours in advance.
 - Tennis reservations on Court 1 may be made up to 22 hours in advance, providing a 2-hour priority to pickleball.
 - Court 1 may only be reserved for tennis if Courts 2, 3, 4 have already been reserved.
 - Court 2 (Includes Pickleball Courts 2A and 2B):
 - Court 2 is a shared court with equal access for pickleball and tennis. It may be reserved 22 hours in advance.
 - Pickleball must be reserved on Court 1, if available, before reserving Court 2.
 - Tennis must be reserved on Court 3 or 4 before reserving Court 2.

- Court 3 and Court 4 (the designated Tennis Pro Court):
 - Courts 3 and 4 may be reserved for tennis up to 24 hours in advance. As noted above, tennis must be reserved on Court 3 or 4, if available, before reserving Court 2 or 1.
- Courts 5, 6, 7, and 8
 - Courts 5, 6, 7, and 8 may be reserved for tennis up to 24 hours in advance.
 - Players are required to sweep the courts and clean the lines of Courts 5, 6, 7, and 8 after play.
- Proper Use of Tennis Courts
 - Footwear and Attire
 - Appropriate athletic footwear (non-marking soles) is required on the courts. Street shoes, boots, aggressive treads, sandals, open-toed shoes, or bare feet are not permitted.
 - Shirts must be worn when playing tennis and pickleball.
 - Entering, Crossing, Leaving Courts
 - Enter through the entry doors assigned to your court of play.
 - Do not enter during live play of a point. Wait until the live play of the point is over before entering. Do not walk across other courts during live play.
 - Gates should be closed after entry or exit.
 - Signs are posted indicating the appropriate entry points and other appropriate courtesies regarding court entry and departure.
 - Refrain from interrupting tennis or pickleball lessons or clinics to speak with pros during those events (except in the case of an emergency).
 - Shared tennis/pickleball courts
 - When moving the portable pickleball nets on or off the court, unlock all the wheels, then 2 people should roll the nets into place while holding the net posts (never lift or carry), and relock the wheels.
 - During tennis usage, the portable nets should be positioned along the baseline fences, not along the sides of the courts.
 - The following are not allowed on any court at any time:
 - Soccer, baseball or other hardball activities.
 - Bicycles, skateboards, scooters, or any activity with wheels, including strollers. Ball carts or machines designed for court usage may be used by players and the Tennis/Pickleball pros.
 - Use of tennis or pickleball nets for any alternative activity.
 - Climbing or sitting on fences or nets.
 - Eating (other than athletic bars, etc.), consuming alcohol or soda, or smoking/vaping.
 - Glass containers.
 - Pets (except service animals).
 - Any activity that may cause damage, as determined at the discretion of the Director of Tennis or the Director of Pickleball.
 - Players are responsible for any damage they cause to the courts or equipment. Please report any damage or maintenance needs to the Woodridge Lake Management Office.
 - Appropriate language and respectful behavior shall be used on and around all tennis and pickleball courts.
 - Hang the foam rollers back on the fence after using them. Do not leave them with the foam roller touching the ground or court surface.
 - Remove all trash and used balls when done playing.
- Enforcement
 - These rules are in place to ensure the safety and enjoyment of all community members.
 - Violations of these rules may result in temporary or permanent suspension of court privileges.
 - Please report any persistent issues or violations to the Directors of Tennis and Pickleball.

SWIMMING RULES

- Non-swimmers and children under seven years of age shall not be permitted to enter either the pool or the lake unless under the supervision of a responsible person. This rule applies even when the lifeguards are on duty. Persons other than parents in charge of children should be registered with the lifeguards.
- Lifeguards shall determine if any individual is a competent swimmer.
- The lifeguards have full authority over the beach and pool areas and their judgment must be respected.
- The lifeguard's authority includes the right to exclude from the pool or beach areas anyone who is determined to be a danger to themselves or others. Lifeguards may suspend beach privileges for failure to comply with their directions or the beach or pool regulations.
- Bathing attire is a matter of individual discretion, but at all times must conform to the minimum standards of decency as covered by the General Statutes of the State of Connecticut.
- No scuba or skin diving is allowed at Woodridge Lake except in areas designated for that purpose.
- Distance swimmers should swim along the shore within the 200-foot buoys. Distance swimmers outside of the buoys must be accompanied by a boat.

- Swimmers are asked to conduct themselves with regard to all safety standards. No pushing, unnecessary screaming or dunking fellow swimmers is permitted.
- The island will be used exclusively for picnicking and fishing. Swimming from or around the island is not permitted.
- Breakable objects shall not be brought into the beach or pool areas. Trash must be placed in the containers provided.
- No one shall be permitted:
 - To use abusive, profane or indecent language or any conduct that may be offensive to the general public.
 - To be abusive to staff in the performance of their duties.

SWIMMING POOL

- The pool shall be open in accordance with the published schedule or at the discretion of the General Manager or Pool Director during inclement weather. The schedule of hours will be posted at the pool.
- No food or drink will be allowed in the pool enclosure with the exception of bottled water in plastic bottles. Trash must be placed in the containers outside the pool area.
- Health Rules for the Pool:
 - All persons shall bathe with warm water and soap before entering the pool.
 - Showers must be taken before re-entering the pool.
 - Lifeguards may refuse pool entry to anyone with a cold, cough, inflamed eyes, infections or communicable diseases.
 - Expectoration, urinating or blowing the nose in the pool is prohibited.
 - Children not yet toilet trained must use approved leak proof disposable swim pants.
- Pool Safety Rules:
 - No running jumps or running diving from the edge of the pool are permitted.
 - No running or horseplay is permitted in the pool area.
- Woodridge Lake Swim Team shall have access to the pool for training and competition during morning and non-scheduled hours.
- No floatable objects (tubes, rafts, etc.) will be allowed.
- Bathing suits are proper attire for the pool.
- Guest fees, if any, will be posted.
- Pets must be kept out of pool area.

BEACH AREAS

- The supervised beach area is open from 11:00 AM to 6:00 PM or at the discretion of the General Manager / Pool Director of Operations.
- Swimming at other times and at unsupervised areas is not recommended and is at the swimmer's own risk. Beaches are closed 9:00 PM to 7:30 AM.
- Smoking is not permitted on the Beach.
- Swimming is permitted only in the roped off areas. The ropes and bobs are not to be used as swimmer aids.
- Swimmers are asked to conduct themselves with regard to all safety standards. No pushing, unnecessary screaming or dunking fellow swimmers is permitted.
- The island will be used exclusively for picnicking and fishing. Swimming from or around the island is not permitted.
- No floatable objects (tubes, rafts, etc.) will be allowed except with the permission of the lifeguard on duty.
- Breakable objects shall not be brought into the beach areas. Trash must be placed in the containers provided.
- No one shall be permitted:
 - To discharge fireworks or light fires on any beach area unless sponsored by the Association.
 - To use a boat in the swimming area, with the exception of the lifeguard's boat and maintenance work.
 - To bring pets onto the beach except West Shore Beach and the Dam area. All owners are required to clean up after their pets.
 - To bring food or drink on the beach with the exception of bottled water in plastic bottles. No other food or drink is allowed.

SPECIAL RULES FOR RENTERS AND GUESTS

- According to the Declaration of Restrictions, the Woodridge Lake Property Owners' Association has the responsibility of establishing and enforcing regulation that provide a means whereby the areas within Woodridge Lake designated as parks, lakes, recreational areas or other amenities, and the recreational facilities may be used and enjoyed by owners of lots, their guests, and tenants who are leasing existing housing within the development. The By-laws of the Association grant to the Board of Directors the right to establish the privileges and duties of tenants and to make rules and conditions for the utilization of such facilities by tenants.
- No member of the Association may have more than six (6) guests at the parks, beach area, lake, recreational facilities, or other amenities owned by the Association (hereinafter collectively referred to as "facilities") on any one-day.

- Renters must consist of **one family unit** which may include couple, their children and their parents.
- A minimum rental period of 14 days is required for renters to have use of the WLPOA common facilities.
- A processing fee of \$75 will be required at the time of registration. One access badge will be issued to renters upon completion of the rental registration process and deactivated immediately at the end of the rental period. Fee is \$25
- The facility has limited member parking; therefore, only one renter's car will be issued a pass permitting access and parking at the Clubhouse. Fee is \$25
- Renters may not use personally owned motorized boats, personal water craft (jet skis) or sailboats at Woodridge Lake. Non-motorized craft (canoes, kayaks, paddleboards, etc.) may be used by renters.
- Renters wishing to use the fitness room during the rental period must sign the Fitness Room Application, Agreement and Liability Waiver Form in order to gain access to that part of the facility.
- Members who rent their property must ensure that adequate insurance coverage is purchased and maintained. Specific renter's general liability and watercraft coverage (if applicable) is required.
- In order for renters to use the common facilities during the approved rental period, the tenant must apply in writing for Associate Membership in the Association, which membership may be granted by the Board of Directors if the following are complied with:
 - A. A copy of the lease, in writing must be furnished to the Business Office containing a W.L.P.O.A. Standard Lease Rider furnished by the Association, and made subject to the provisions of the declarations of Restrictions, By-laws of the Association, and Rules and Regulations of the Association, including this resolution (hereinafter collectively referred to as "Documents") and to such other documents referred to therein, provide further that the lease contains a provision that any conditions of such Documents shall constitute a default under the lease, which shall, in addition to any other remedies, cause the Association to deny and prohibit further utilization by the renter, occupants of the house, or any of their guests, of any of the said facilities. The processing fee must be paid before the office will issue the access badge and car pass.
 - B. The existence of a lease shall not, in any manner, relieve an owner from his obligation to the Association, and such owner shall remain primarily responsible therefore. The owner is responsible for the conduct of his renters.
 - C. No renter shall be permitted to use and enjoy the facilities unless the member is in "good standing" with the Association.
 - D. The lease must contain a clause that indicates that renters have received a copy of the Documents, have reviewed them, understand them and agree to comply with them.
 - E. Renters are entitled to use the facilities only if the member/homeowner relinquishes his/her rights to use the facilities for the length of the lease. Such relinquishment shall be conclusively presumed by the signing of an owner lease agreement.
 - In the event a renter of a home fails to comply with such Documents then, in addition to all other remedies which it may have, the Association shall notify the owner of such violation(s) and demand that the same be remedied through the owner's efforts within ten (10) days after such notice. If such violation(s) is not remedied within the said ten (10) days period, then the owner shall immediately thereafter, at his own cost and expense, institute and diligently prosecute an eviction action against his renter on account of such violation(s). Such action shall not be compromised or settled without the prior consent of the Association. In the event the owner fails to fulfill the foregoing obligation, then the Board shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the owner and at the owner's sole cost and expense, including all legal fees incurred. Said costs and expenses shall be due and payable upon demand by the homeowners' Association and shall be deemed to constitute a lien on the particular home involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce the collection of annual charges of dues.

PROPERTY OWNERS' ASSOCIATION USE OF EASEMENTS

- The Property Owners' Association Board would like to remind all lakefront property owners that the Association has an easement along the shoreline of Woodridge Lake, which extends ten (10) feet back from the shoreline onto each lot. This easement was created in the original 1969 Declaration of Restrictions to permit Property Owners' Association to perform lake and shoreline maintenance and control.
- The Property Owners' Association also owns all rights in and to the lake. For example, any dock located in the lake is permitted only by license from the P.O.A.
- As you know, the Association performs substantial maintenance chores along the shoreline each fall. Although by its terms the easement does not prohibit structures from being located in the easement, any structure so located is subject to removal if it presents an obstacle to proper lake or shoreline maintenance. Similarly, docks or portions thereof, located in the lake, which hinder shoreline maintenance, are also subject to removal. Therefore, due consideration should be given to the rights of the Property Owners' Association before making improvements in the lake or in the ten (10) foot strip to avoid potential needless damage and expense for the removal of such improvements.

USE OF AMENITIES

- The lake, parks, recreational facilities and other areas within the development belonging to the Association are designated for use by members of the Woodridge Lake Property Owners' Association. They shall remain private and restricted to the use by

members of said Association, and their guests, subject to the use by members of said Association, and their guests, subject to such rules and regulations and conditions as the Association may from time to time establish.

- Some of the facilities, such as the boating marina, pool area, clubhouse, etc. may require a fee to be established by those committees responsible for their maintenance.
- Each property owner should assume the responsibility for the actions of his guests and renters. The various committees and Board of Directors have established guidelines for the use of common facilities by guests and renters. A copy of the resolution covering the guidelines may be secured from the Business Office at the Clubhouse.

SHORELINES, DOCKS AND BUOYS

- In an effort to minimize natural shoreline changes, waterfront property owners must carefully consider the possible ecological damage that could be caused by construction of retaining walls, cribbing, dock footings, beaches within fifty (50) feet of the shoreline.
- The Environmental Control Committee must approve all docks, footings, cribbing, ramps, seawalls, buoys, beaches, or similar installations before work is started.

DISCHARGE INTO LAKE

- Except for natural rainwater and natural groundwater, no other sources of water (except nominal watering of trees and shrubs) or other liquids, solids, cleaning solutions, fuels, lubricants, poisons, sprays or other compounds not readily biodegradable shall be permitted to enter the lake, its drainage system or its tributaries.
- Use of fertilizer or nutrients is prohibited.
- The use of insecticides and herbicides is dangerous to the ecology of the lake, which feeds into a municipal water supply. The use of such chemicals is strongly discouraged. (Members must receive approval from the Board of Directors before using any chemicals.)

CONTRACTOR HOURS

- Contractors (including construction, repair, tree removal) are only permitted to work outside on Mondays through Saturdays, from 8AM to 5PM, and not on Sundays or Connecticut State Holidays. Woodridge Lake Property Owners may personally be excluded from this restriction.
- Work hours for landscaping/mowing performed by contractors are limited to:
 - May 1st to October 1st Monday through Saturday 8 AM – 7 PM
 - October 2nd to April 30th Monday through Saturday 8 AM – 5 PM
- No outside construction or repairs at Woodridge Lake may begin without all required permits and approvals from the Environmental Control Committee.

TRASH CONTAINER REMOVAL

- Trash containers should not be placed earlier than 6 AM on the day prior to a scheduled pick-up and must be removed by 5 PM on the day following pickup. Large items such as furniture, appliances etc. require special pickup from your trash vendor and must not be left out on the road.

POLITICAL SIGNAGE

- Political signs addressing candidates and/or issues in civic and Association elections only and shall be:
 - Limited in size to 18" x 24"
 - Limited in number to no more than 2 for each lot within the community
 - Place on lawn or in front of yard by road
 - Signs on houses, garages, sheds, trees, or facing lakefront are not allowed
 - Displayed for no longer than 45 days before an election or cut-off date for mail-in ballots and must be removed within 5 days of the election or mail-in cutoff date.
 - Signs must not contain offensive language
 - Homeowners will have 48 hours to comply with an ECC request to remove signs and may appeal such request to the Board. Failure to remove signs will result in \$25 penalty per day per sign.