RULES OF THE WOODLANDS CONDOMINIUM
September, 2003

PREAMBLE

The Board of Trustees (Board) of the Woodlands Condominium Association is authorized to establish rules that are necessary for the successful operation of the Woodlands Condominium. The Board recognizes that, in our community of responsible, intelligent, and sensible adults, extensive and detailed rules are not necessary to govern performance and behavior. However, the Board recognizes the need to publish the following rules to fulfill its legal responsibilities, to keep peace and harmony within our community, to maintain an attractive and desirable appearance for our community, and especially to give newer unit owners and their guests guidelines to follow during their orientation period following moving—in to our community or during their visits to our community. The following rules are in addition to and/or are clarifications of the Declaration and Bylaws of the Woodlands Condominium. In the event of any dispute, the Declaration and By-laws of the Woodlands Condominium will control the rules.

PARKING AND DRIVING

This is an issue of great concern to our community. We are fortunate to have parking for four vehicles in our garages and driveways. We are not blessed with abundant, additional guest parking facilities. The following parking and driving rules are intended to ensure the safety and convenience of all unit owners of the Woodlands Condominium and their guests and to protect the lawns and other landscaping of the Woodlands Condominium from damage that could result in expensive repair work that would be paid by us through our monthly or other assessments.

(1) Driveways, parking areas, and roadways are for the unit owners of the Woodlands Condominium, their guests, and other permissible invitees (e.g., mail carriers). Trespassers should be requested courteously (if possible) not to park in driveways, parking areas, or roadways and to leave the premises. The City of Columbus police may be called for assistance if necessary to remove trespassers.

(2) Repairing of vehicles in the parking areas and driveways is prohibited.

(3) Trailers, campers, boats, and any other recreational vehicles shall not be parked on the premises of the Woodlands Condominium, except for short periods of time to load and unload.

(4) All motor vehicles on the premises of the Woodlands Condominium shall have current license plates and shall not be left in a non-operable condition in any driveway or parking area for any extended period of time.

(5) Unit owners and their guests are not to park on "common area" streets, in front of "common area" mail boxes or fire hydrants, on "common area" grassy areas, and/or in "limited common area" driveways of other unit owners without their permission.

(6) Your guests may park in your garage or driveway, in the designated "guest parking areas" (opposite 2707—2715 Woodland Village Drive and opposite 2711—2727 Woodland Trail Drive), or on Newtowne Drive. Unit owners are requested not to park in the designated guest parking areas.

(7) Unit owners and their guests shall maintain a safe speed (10 MPH or less) and operate their motor vehicles in a safe manner on the premises of the Woodlands Condominium.

(8) Driveways, other parking areas, and the streets of the Woodlands Condominium are not to be occupied by motor vehicles that are not in regular use and service.

GARAGES AREAS

Subject to the limitations described in the Declaration and Bylaws of the Woodlands Condominium and in Ohio statutes or ordinances, each unit owner has the control and use of his/her garage. However, the following are additional responsibilities and limitations in connection with the use of garages that are imposed by the Board for the safety and welfare of all unit owners of the Woodlands Condominium:

(1) No flammable liquids or hazardous materials shall be stored in garages.

(2) Garage doors should be lowered when garages are not being used.

(3) "Garage sales" or "yard sales" are not permitted due to parking and traffic problems.

PETS

Pets are welcome at the Woodlands Condominium. Pet owners carry full responsibility for their pets' behavior and shall follow the following rules:

(1) **Limit of two (2) household pets allowed per unit.**

(2) Pets must be under control of their owner at all times.

(3) Owners shall be aware of barking by and other "problems" created by their pets and shall take whatever steps are necessary to eliminate those problems.

(4) Pets are expected to be kept indoors except when accompanied by their owner.

(5) Pets should be walked in out—of—the—way areas and kept from highly used common and limited common areas.

(6) Owners are expected to immediately clean up after their pets

(7) Pets are not to be chained and/or left unattended in common areas.

TRASH COLLECTION

In an effort to reduce traffic from heavy garbage trucks on our paved streets and to preserve the quality of the environment of the Woodlands Condominium, the Board has adopted the following trash collection rules. Certain of the rules reflect the Board's intention to reduce serious wear and tear on the streets of the Woodlands Condominium by reducing the number of trips and turnarounds by the City of Columbus garbage trucks during their weekly collections. Thus, please note that all "collection areas" are on the same side of the Street to facilitate a single trip through the Woodlands Condominium each week.

(1) Each unit owner is requested to set out his/her "REGULAR" trash only on the evening before or the day of the City of Columbus' scheduled **NAVY** pick-up day. All "BULK" trash shall be set out on the evening before or the day of the arranged pickup of that trash with the City of Columbus.

(2) All "REGULAR" trash shall be set out only in the 90-gallon or other containers provided to the unit owner by the City of Columbus. All "BULK" trash shall be set out in the manner required by the City of Columbus. All unit owners are requested and urged to familiarize themselves with the booklets and other information provided to them by the City of Columbus in connection with these trash collection methods. All unit owners are reminded that they, not the Board or the Woodlands Condominium Association, are legally responsible for the 90-gallon or other containers provided to the unit owner by the City of Columbus and that they also are responsible to adhere to these trash collection rules of the Woodlands Condominium.

(3) In accordance with the City of Columbus guidelines, all "REGULAR" trash should be bagged in securely fastened plastic bags before being placed in the 90-gallon or other containers provided to the unit owner by the City. Failure to bag your "REGULAR" trash could result in spillage and a litter problem for our community. If, for some reason, the City of Columbus will not pick up "REGULAR" or "BULK" trash set out by a unit owner, the unit owner is responsible for the removal and disposal of the trash in a lawful manner.

(4) Unit owners in Buildings #1 through #5 must set out their trash across the street from their units and in a manner that does not interfere with the operation of vehicles on the street or with the driveways of other unit owners.

(5) Unit owners are requested to leave 3 - 4 "LATERAL" feet between set-out 90-gallon containers. Unit owners who set out their containers adjacent to planting/mulch or mailbox areas are requested to leave 2 - 3 feet between the containers and the planting/mulch or mailbox areas to facilitate the return of empty containers to the ground by garbage trucks and to prevent damage to these areas.

(6) Unit owners shall store the 90-gallon or other containers only in their garages. Empty containers shall be returned to storage in the garage no later than 24 hours following a trash collection and preferably as soon as possible. If the unit owner will not be home to return their container to storage in the garage they should make arrangements for another person to do so.

COMMON AREAS

Common areas of the Woodlands Condominium are subject to regulation by the Board and are maintained through the monthly and other assessments paid by the unit owners. They are for the benefit and enjoyment of all unit owners and their guests, and they include all grassy areas, sidewalks, planting areas (including the planting—mulch areas next to garages and driveways) and all components of buildings' exteriors. The following rules apply to the use of common areas:

(1) Improvements, alterations, planting, and landscaping in the common areas are prohibited without the written permission of the Board. Even if that permission is granted, an improvement, alteration, planting, or landscaping is subject to removal upon a justifiable complaint of any unit owner. The granting of permission for any such improvement does not obligate the Board or the Woodlands Condominium Association to maintain or replace that improvement.

(2) All unit owners are encouraged to help with the upkeep of the common areas by picking up litter and reporting problems to the management company.

(3) If you are planning to do any improvement, alteration, planting, or landscaping in a common area, get written Board permission first.

Limited common areas

Limited common areas are those common areas exclusively serving a unit of the Woodlands Condominium. Although limited common areas are for the private use and enjoyment of individual unit owners, they are subject to rules adopted by the Board. Limited common areas include the driveways, decks, and patios associated with individual units. The following rules apply to the use of limited common areas:

(1) Improvements or additions to limited common areas generally must have prior written approval of the Board. If that prior approval is not obtained, the improvements or additions are subject to possible removal, at the unit owner's expense, upon a demand of the Board to remove the improvements or additions. The Board is sympathetic to improvements or additions to limited common areas but retains its right to grant prior approval or to deny approval of certain improvements or additions. Owners/Residents responsible to keep patios clean (i.e. weeds, leaves, etc.).

RULE VIOLATIONS

Any unit owner in the Woodlands Condominium who has reason to believe that a violation of these rules or the Declaration or Bylaws of the Woodlands Condominium Association has occurred or is occurring may file a written complaint with the management company that includes (1) the complainant's name, address, phone number(s), and signature and the date of the complaint, (2) the name, address, and phone number(s) of the individual(s) who allegedly committed or is committing the violation, and (3) a brief description of the violation and whether it involves a specified rule or specified provision of the Declaration or Bylaws of the Woodlands Condominium. Please do not telephone or write any member of the Board with respect to complaints of this nature, as the complaints first must go to the management company.