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WC-B ALL
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RULES AND REGULATIONS FOR THE USE OF WOODLAKE/EASTPOINT CONDOMINIUMS

AS AMENDED 12/6, 2017 SUPERCEDING ALL PREVIOUSLY ADOPTED RULES AND REGULATIONS

In addition to the requirements contained in the Plan of Condominium and Declaration of Covenants of the Woodlake Condominiums, the following rules and regulations are hereby adopted by the Woodlake/Eastpoint Board of Governors of the Woodlake Condominium Association, Inc., hereafter referred to as the Board.

I. General Community Rules and Regulations

1. The facilities of Woodlake/Eastpoint Condominiums are for the use of owners (those persons who own a unit), tenants (those persons leasing a unit from a unit owner) and residents (those persons who legally reside in a unit).
2. Designated walkways and paved areas shall be used at all times and shortcuts shall be avoided, both to prevent accidents and to preserve the appearance of planted areas. No motorized vehicles, including but not limited to ATV's, three or four wheelers, golf carts, etc. shall be operated on any walkway and/or paved or unpaved area other than driveways and parking areas designated for vehicular use.
3. Any vehicle that cannot legally operate on a public road may not be used on the roads or parked/stored in the Woodlake/Eastpoint community.
4. Under no circumstances shall laundry or other articles be placed or hung on the exterior portions of a unit/building.
5. No waste or any form of litter, including cigarette butts, shall be committed upon the common area.
6. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units at Woodlake/Eastpoint, or do or permit anything to be done which will interfere with the comfort and convenience of others.
7. Each owner/resident shall keep such owner's unit in a good state of preservation and cleanliness. No garbage, trash or other unsightly clutter shall be allowed on balconies or other common areas around a unit. All garbage and refuse shall be bagged and deposited in the trash dumpster (Eastpoint), or in trash cans for collection (Woodlake).
8. The sidewalks and parking areas must not be obstructed or encumbered or used for any purpose other than ingress or egress and for parking in designated parking areas.

II. Parking Rules and Regulations

****Any vehicle in violation of these regulations is subject to towing at the owner's expense.****

1. To ensure access to the property by emergency vehicles, parking shall be in designated parking areas only.
2. No parking is allowed in the traffic circles, as they are to remain open for emergency vehicle use.
3. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking areas or driveways.
4. Woodlake residents are to use their garage and driveways for parking.
5. Eastpoint residents will be allocated two designated parking spaces per unit.
6. All remaining spaces are reserved for visitor parking only. Residents/owners are **NOT** allowed to use visitor parking as permanent parking any place on the property. A visitor may only have access to a space for one week without prior notice to and permission from the Board.
7. Residents in need of an extra, temporary parking space may make a request for such, in writing, to the Board. Such a request must include the name of the vehicle owner, the make, model, license plate number of the vehicle, the unit in which the occupant resides and the reason for the request. Temporary permits for extra parking space may be issued at the sole discretion of the Board.
8. Vehicles that are inoperable, have expired license plates and/ or may not be legally operated on public roads may not be parked or stored on the property.
9. No commercial vehicles shall be allowed to park on the property unless they are involved in work which has been commissioned by the Board.
10. The Board shall have the discretion to require permits, decals or some other form of identification for resident's vehicles.

III. Watercraft/Trailer Rules and Regulations

****Any item in violation of these regulations is subject to towing at the owner's expense.****

1. Watercraft and watercraft trailers may park in one of the designated spaces near the entrance to Woodlake. These spaces will be available on a first come, first served basis and require payment in advance of an annual, non-refundable fee and a permit which will be issued by the Board.
2. All trailers and watercraft must have current registration, tags and otherwise be legal to operate on roads and waterways in order to be parked or stored on Woodlake property.
3. Kayaks and Canoes may be stored in one of the designated spaces in the storage rack near the clubhouse. These spaces will be available on a first come, first served basis and

require payment in advance of an annual, nonrefundable fee, and a permit which will be issued by the Board.

4. A permit for storage of any of the above listed items is subject to being current on all assessments.

IV. Building/Common Area Rules and Regulations

1. No construction equipment, commercial machinery or other commercial items shall be stored on the property unless commissioned by the Board
2. Nothing shall be done or maintained in a condominium unit or upon the common area which would increase the rate of insurance on any condominium unit or the common area, or result in the cancellation thereof.
3. No sign, advertisement or notice shall be allowed on the property. Real estate for sale/rent signs, garage sale signs and United States flags (of a reasonable size) are specifically exempt from this rule. Garage sale signs may be put up the day of the sale and must be removed within two days.
4. As of the effective date of this document nothing new shall be attached to the building in a way that penetrates the exterior finish, including satellite dishes, without Board approval.
5. Unit owners are reminded that alteration and repair of the common elements is the responsibility of the Woodlake/Eastpoint HOA except for those matters which are stated in the Declaration to be the responsibility of a unit owner. No work of any kind is to be done affecting those portions of exterior walls or interior boundary walls which is the responsibility of the Association without first obtaining approval as required in our Declaration of Condominium.
6. No repairs shall be done by the Woodlake/Eastpoint HOA to any unit without a proper work order submitted to the Board by the unit owner.
7. Any antenna or dish must be removed immediately after service is discontinued or the Board will have them removed at the owner's expense.
8. The Board, its workmen, contractors or agents shall have the right of access to any unit, attic, garage or courtyard at any reasonable hour of the day for the purpose of making inspections, repairs, replacements or improvements, or to remedy any conditions which would result in damage to portions of the buildings, or for any purpose permitted under the term of the Declaration or the By-Laws of the Woodlake/Eastpoint HOA. Except in emergency situations, entry will be prearranged with the owner of the unit.
9. No one shall use, store or permit to be brought into any unit or upon any of the common areas and facilities any flammable oils or fluids such as gasoline, kerosene or other explosives or articles deemed extra hazardous or an environmental hazard without the

- written consent of the Board. Propane tanks and starter fluid for outdoor cooking is specifically exempted from this rule.
10. All fireplaces shall have gas logs only. Burning of wood in fireplaces is strictly prohibited due to the extreme fire hazard.

V. Leasing and Rental of Units Rules and Regulations

Per the Plan and Declaration of Condominium, Section V, numbers one (1) and seven (7), the following rules and regulations apply to rental units:

1. The dwelling unit shall be for single family residences only. (This applies to all units, tenant or owner occupied.)
2. Without the prior written consent of the Board of Governors, no Dwelling Unit within the project shall be rented for transient or hotel purposes, or in any event for a period of less than six months.
3. No portion of any unit (other than the entire unit) shall be leased for any period.
4. Any owner of any Dwelling Unit who shall lease such unit, shall promptly, following the execution of any such lease, forward a confirmed copy thereof to the Board of Governors.
5. Any such lease shall contain a provision to the effect that the rights of the tenant to use and occupy the Dwelling Unit shall be subject and subordinate in all respects to the provisions of the Declaration and By-laws, and to such other reasonable rules and regulations relating to the use of common elements, or other house rules the Board of Governors may, from time to time, promulgate.

VI. Neighbor Disputes and Arguments

It is not the Board of Governor's responsibility to negotiate disputes between neighbors. Please work out your differences or call the proper authorities if necessary.

VII. Pet Rules and Regulations

1. Pets shall be on a leash when outside of the unit. Pet owners shall be required to comply with the City of Brandon and Rankin County leash laws at all times.
2. Pet owners shall clean up after their pets and dispose of this waste in the appropriate manner.
3. Loud/continuous barking, or other animal noise, is prohibited and shall be treated as a public nuisance.

VIII. Reservoir and Dock/Pier Rules and Regulations

1. Swimming in the reservoir is at the owners/residents and their guests own risk.
2. Fishing in the community is allowed for owners/residents and their overnight, out of town guests. Other guests may fish in the presence of the owner/resident and comply with any Reservoir rules and regulations regarding fishing.
3. Docking at the piers is for daytime use only. No overnight parking at the piers is allowed.
4. All persons using the piers do so at their own risk.
5. The unit owner shall be held responsible for any damage to the piers caused by their own use or the use of their guests, tenants or tenant's guests.

IX. Swimming Pool and Rules and Regulations

1. **THE WOODLAKE/EASTPOINT HOMEOWNER'S ASSOCIATION DOES NOT PROVIDE A LIFEGUARD!!** All persons using the swimming pool do so at their own risk. The Woodlake/Eastpoint HOA is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property.
2. Persons using the pool agree not to hold the Woodlake/Eastpoint HOA liable for any actions whatsoever occurring within the pool area
3. The pool is accessed by pool scan cards (one card per unit shall be issued). The cards may be deactivated for violations of pool rules, late assessments or violation of any HOA rules or regulations.
4. Persons under sixteen (16) years of age must be accompanied and supervised by an adult at all times while in the pool area.
5. Except with prior arrangements with the Board, the number of persons in any one group at the pool at any one time shall not exceed the owner/residents of the unit, their family members plus four (4) guests, unless the clubhouse has been rented for an event.
6. An owner or resident's overnight out of town guests and their supervised children may use the pool. Any other guests may use the pool only if they are accompanied by the owner/resident.
7. Owners and tenants are jointly and severally responsible for the conduct of their guests at all times.
8. No boisterous or rough play shall be permitted in pool area.
9. No loud or offensive music shall be permitted in pool area.
10. All persons shall cooperate in maintaining cleanliness and tidiness of the pool area.
11. No glass of any kind may be brought into the pool area.
12. Smoking of any kind or use of any tobacco product is prohibited in the pool area. There is a designated smoking area on the deck directly behind the clubhouse.

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13. No pets are allowed in the pool area.
14. Pool use is limited to the hours specified by the Board, or as posted on signs in pool area.

X. Clubhouse Rules and Regulations

1. The clubhouse is for the exclusive use of the owners, residents, and their guests only.
2. The clubhouse may be rented for functions by owners. Tenants may rent the clubhouse with written approval from the unit owner. The fee for such rental shall be determined by the Board and will include a cleaning fee and a damage deposit.
3. No loud music or rowdiness will be allowed either inside the clubhouse or on the Community grounds.
4. The Woodlake/Eastpoint HOA is not responsible for any accident, injury, loss or damage to personal property in association to clubhouse rental.

XII. Amendment

1. These rules and regulations are subject to amendment by the Board of Governors of the Association.

SO ADOPTED, THIS THE 19th DAY OF November, 2017

BOARD OF GOVERNERS WOODLAKE CONDOMINIUM ASSOCIATION

Kenneth Purshotudal (President) Patricia Britto (V.P.)

Emily Keating (Secretary) Joan Rogers (Treasurer)

James Hinkley (Board member)



Building A

1-D
2-C
3-B
4-A
5-B
6-D
7-C

Woodlake Condominium Part II

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Building B

1-D
2-C
3-C
4-C
5-B
6-D
7-C

Eastpoint Condominium

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Building C

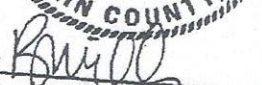
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7-C



Building D

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2-D
3-D
4-A
5-B
6-C
7-D

Building E

1-D
2-C
3-A
4-B
5-C

By 
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Rankin County, MS
I certify this instrument was filed
04-16-2010 02:18:21 PM
and recorded in DEED Book
2010 at pages 7592 - 7596
Larry Swales - Chancery Clerk