

Woodstone Rules Summary for Tenants [enacted 20091214]

Tenants must comply with all Woodstone residential rules, regulations and Bylaws. Landlords (1) are responsible for tenant compliance, (2) must pay any and all fines incurred by tenants or their guests and (3) are required to incorporate these rules into each lease agreement such that any violation is grounds for termination of the lease and eviction of tenants. The full list of current rules and fines, as well as Bylaws governing their application, are available at <http://www.woodstonehomeowners.org/policies.html>

- A. Report any damages, accidents or disturbances at Woodstone to the Property Manager (423-202-7177) or to Johnson City Police (911).
- B. All residents of Woodstone must register their name, address and telephone number with the Property Manager.
- C. Parking is provided for no more than two resident vehicles; residents must not park in guest spaces or in any unmarked areas.
- D. Neither washing nor repair of vehicles is permitted on Woodstone premises.
- E. All residents and guests must obey traffic signs and observe the 24 mph speed limit posted throughout Woodstone. Vehicles must always yield to pedestrians.
- F. Do not litter. All garbage must be placed in trash collection dumpsters. Boxes should be broken down.
- G. Playing is prohibited in parking lot areas and streets. No skateboards or roller blades are allowed on the streets or parking areas.
- H. No guns or projectiles of any type are to be discharged on the premises.
- I. The pool may only be used by residents with passes and their guests. (Pool gatherings of more than ten guests hosted by a resident require advance notification to the Property Manager and posting of a damage deposit.)
- J. Volatile and flammable substances should not be stored in or around units.
- K. Decks, patios and porches are to be used for seasonal furniture, not for general storage. Firewood must be neatly stacked on racks at least four inches from wall and deck.
- L. No laundry or pool towels are allowed to be hung outside units or draped over railings.
- M. All toys, bicycles, tools, etc. must be stored inside a unit.
- N. When outside a pet must be on leash and attended to at all times by its owner. Animals cannot be fastened or chained in any manner outside a unit. Neither may animals be fed outside nor left on decks, patios or porches for extended periods of time or while the pet owner is away. Birdfeeders are not permitted since they encourage vermin to build nests in units.
- O. Residents are expected to be good neighbors. Excessive noise or nuisance activities will not be tolerated.

