

# Woodbrook Camp and Tennis Club

## Woodbrook Rules

The following rules were reviewed and revised by the Board of Directors as of July 6, 2014 and revisions are noted with bold underlined italics. Safety, beauty and enjoyment for all are our main interests and your cooperation is needed in complying with the following rules to help make Woodbrook a great place.

1. Speed limit is 5 M.P.H. throughout Woodbrook and please do not use your horn excessively. This speed limit and the stop signs apply to all vehicles including cars, golf carts, trucks, motorcycles, bicycles, etc. A full and complete stop at the stop signs is required for the safety of all.
2. Town Quiet hours are 10 p.m. to 8 a.m. each day.
3. Pets must be kept on a leash and restrained at all times (when outdoors including your lot and on golf carts) and not left unattended at campsties or elsewhere. No pets are permitted at the pool or near or on the beach. This includes from the area in front of the lodge to the beach entrance. Owners must clean up after their pets. A pooper scooper or a bag must be carried by the pet walker and be visible to owner.
4. Passed on 8-20-2006 Annual Meeting- All Motor Vehicles\* and Human Powered Vehicles\*\* operated within Woodbrook Camp & Tennis Club must observe standard rules of the road including stop signs and posted speed limits. A valid driver's license is required to operate any motor vehicle, as defined under New Hampshire law, over or on any common or limited common areas of Woodbrook Camp & Tennis Club. Any motor vehicle or human powered vehicle shall be operated in accordance with state law and the manufacture's instructions for safe use. All motor vehicles or human powered vehicles operated after sunset shall have and use appropriate lights and all use, at any time, shall be at the operators and/or Owner's sole risk. All golf carts must have visible lot numbers on them. \* **Motor Vehicle** - Any self propelled vehicle not on stationary tracks including but not limited to automobiles, golf carts, motorcycles, scooters, etc. \*\***Human Powered Vehicle** - Any vehicle propelled by human power including but not limited to Bicycles, skateboard, roller skates/blades, scooters, etc.
5. No disorderly conduct, drunkenness, vulgar gestures or obscene language is permitted.
6. Rubbish is to be wrapped before disposing of it in the proper rubbish containers. Refer to Dumpster Rules revised June 29, 2014
7. Defacing or cutting mature live trees is not permitted without the approval of the Design Review Authority. Cutting of dead trees on their lots is the responsibility of the lot owner.
8. No vehicles (cars, golf carts, etc.) are allowed on the beach, without Board of Directors approval. Only golf carts are allowed behind the fenced-in area of the beach.
9. *9.(g) of the Declaration, No clothes will be hung to dry in any unit except in (i) a manner and location which is not conspicuous from the road.*
10. All boats are to kept away from the swimming area.
11. Fires are to be contained in fireplaces within design specifications approved by the Design Review Authority and are never to be left unattended. *Refer to New Hampshire burning laws posted at the lodge.*
12. Discharging of firearms, b-b-guns, paint ball guns, bow and arrow, slingshot, etc. is prohibited.
13. Per State law children 14 years and under are not allowed at the pool and children 12 years and under are not allowed at the beach or near the horseshoe pits without the supervision of a responsible adult

14. No trespassing on other campsites, boats, or boat docks.
15. The lodge is for owners' use and can not be reserved or utilized for private parties - **Children under 18 years old are not to be in the main lodge unless accompanied by and supervised by a responsible adult.**
16. No sleeping overnight in any common area including the main lodge, without Board of Director's approval.
17. No parking on common areas unless they are designated by the Board of Directors as parking areas. Designated common area parking lots are the tarmac, the area outside Phase II boat ramps, the area outside the pool , and the area down behind the laundry rooms at the intersection of Club Drive and Pine Tree Lane.
18. All owners must ensure that the lodge, cabana, bathrooms, and all common areas are properly maintained and kept clean at all times.
19. After the water is shut off for the winter, owners utilizing Woodbrook do so at their own risk. While the Association will endeavor to safeguard Woodbrook, the severity of off-season poses an uncontrollable risk
20. Owners are responsible for the actions of their children, guest and unit renters.
21. Dumping of materials of any kind of vacant lots, common land, or abutting properties is strictly forbidden.
22. At the Owners Meeting on August 18, 2002 it was voted not to accept electric baseboard electric heaters.
23. For all rentals, owners are responsible for providing the Board a completed rental form prior to rental.
24. No more than 2 television satellite dishes are allowed on any Woodbrook lot, the wires must be buried, siting is expected to be at least 5 feet from any property line, and siting, installation, etc. are subject to D.R.A. approval.
25. Any owner in arrears cannot rent until condo fees are paid in full.
26. Tarps must be removed from trailers between Memorial Day and Columbus Day.
27. The minimum monthly payment plan amount is ***\$200*** and must be approved by the Board
28. Trailers, boats, golf carts and utility trailers stored on common land to include the Tarmac must have lot # on it and be functional and/or registered. Boats (canoes, paddle boats, kayaks), or utility trailers, parked on common land must have lot number clearly visible, be functional, and/or registered.
29. There is no parking on the streets of Woodbrook as this poses a safety and a liability issue. Please use the common area designated parking spots for the excess cars.
30. Passed at 8-17-03 Annual Meeting: Owners who have overdue condo fees or town taxes cannot run for the Board of Directors.
31. Any issue not covered by these rules, the DRA regulations, or the Woodbrook Amended Declaration and Amended By-Laws is not permitted unless approved by the Board of Directors or a vote at the annual meeting by the necessary percentage of unit owners as required.

Signed, The Woodbrook Camp & Tennis Club Board of Directors

*Revised July 6, 2014*