



WOODLANDS

Maintenance Association

"Important Facts About the Woodlands Before You Buy"

On behalf of the Woodlands and the HOA Board of Directors, we would like to thank you for considering the Woodlands in your real estate search. The Woodlands is a premier community in the Santa Clarita Valley. As a HOA we have covenants, conditions, restrictions (CC&Rs), and rules and regulations you need to familiarize yourself with before you close escrow. The CC&R's and Rules and Regulations are a contract that binds you when you purchase a home in the Woodlands. We strongly encourage you to read the documents provided to you regarding the CC&Rs and Rules and Regulations.

We would like to highlight some areas that effect homeowners frequently. This is only meant to be a partial list of items. We want all our residents to enjoy our community; however, in order to avoid issues after the close of escrow, please be aware of the following:

- We are a gated community not secure with restricted access. Visitors are limited and must check in with the guard each time they enter our community.
- This is a single family residential use community. No room rentals or rentals less than 7 days are allowed.
- Please review how many vehicle stickers you qualify for based on the area in which you reside.
- Each vehicle owned by a resident must display a permanent sticker on the lower left windshield visible to the gate staff.
- Parking is limited and additional parking stickers are not promised or guaranteed.
- Commercial vehicles are not allowed to park in view of the common area within the community. This includes pickup trucks over 1 ton and/or any vehicle with commercial advertising, including magnetic stickers that are not removed while parked in the Woodlands.
- You are not allowed to park any RV, Boat, Trailer, Off Road Vehicle etc. in the Woodlands. You will be given a permit for loading and unloading not to exceed 4 hours.
- We have parking restrictions. Please be aware of them. We do tow vehicles not in compliance at the owner's expense.
- We have restrictions on landscaping in both front yards and back yards. You must submit an architectural application prior to any changes to the front or back yard of your home. Ironwood and Carmelita buyers cannot do any landscaping in your front yard, as these areas are 100% controlled by the HOA. This includes adding flowers or plants to the landscape.
- Dogs must be on a leash at all times and you are required to pick up after your dogs.
- There are rules for the pool, spa, basketball court and tennis court. Please read them.
- Garage and yard sales are prohibited in the Woodlands.
- The homeowner is responsible for their guest at all times.

We have received a copy of "Important Facts About the Woodlands Before You Buy"

Signature of buyer: _____ Date: _____

Address _____ Print Name _____