

Special Meeting Minutes
Woodbridge Property Owners Association, Inc.

August 17, 2020

A special meeting was held on Monday, August 17, 2020 at Club Woodbridge at 7:00. The purpose of the meeting was to allow members of the Association to sign documents to Agree, or Not to Agree to Amend the Covenants. The following proposed amendment was previously mailed / emailed to all the Association property owners.

There were a total of 32 in attendance, with 5 board members present. After much discussion, 11 members present signed a document to Agree to Amend the Covenants. 7 members present signed a document Not to Agree to Amend the Covenants. Many left without signing.

Some of the members agreeing to the amendment will have 30 days to canvass the neighborhood to get signatures of more than 50% of the Woodbridge Property Owners. As there are 340 property owners in the association, the signatures needed to pass the amendment will be at least 171.

**COVENANTS RELATING TO PRIMARY USE AND CONSTRUCTION ON
LOTS**

1. **Garages, Driveways, Parking and Junk.** There shall be a minimum of two (2) vehicle parking spaces on each lot, and, except on a temporary basis, all motor vehicles shall be parked only on paved parking areas so provided. Enclosures, shelters, screens and other improvements constructed for the purpose of parking automobile and other vehicles shall be attached to and part of the structure of the house constructed on any lot.

The term "vehicles," as used herein, shall include, without limitation, motor homes, trailers, motorcycles, mini-bikes, scooters, go-carts, golf carts, golf cars, trucks, campers, buses, vans, automobiles and limousines. Vehicles shall not be parked on the Common Property or on any other portion of the Community other than the driveway and the garage serving a Lot.

Disabled vehicles, stored vehicles, buses, vans (except mini-vans or utility vehicles used as non-commercial passenger vehicles), trucks (except pick-up trucks and sport utility vehicles), vehicles used primarily for commercial purposes and vehicles with commercial writing on their exteriors are prohibited from being parked in the community, except in garages.

For purposes of this section, a vehicle shall be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle shall be considered "stored" if it remains in the Community for three (3) consecutive days or longer without the prior written permission of the Board (the temporary removal of the vehicle shall not be sufficient to establish compliance with this restriction).

However, trucks, vans, commercial vehicles and vehicles with commercial writing on their exteriors shall be allowed temporarily in the Community during normal business hours for the purpose of serving any Lot or the Common Property; provided, however, without the prior written consent of the Board, no such vehicle shall be authorized to remain in the Community overnight or for any purpose except for serving a Lot or the Common Property. Furthermore, commercial vehicles used by an owner for their job/profession on a daily basis shall be allowed.

If any vehicle is parked on any portion of the community in violation of this Section or in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed. The notice shall include the name and telephone number of the person or entity which will do the towing and the name and telephone number of a person to contact regarding the alleged violation. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed in accordance with the notice, without further notice to the Owner or user of the vehicle. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or Occupant's Lot, is obstructing the flow of traffic, is parked in any unpaved area, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed in accordance with this Section, neither the Association nor any director, officer or agent of the Association shall be liable to any person for any claim of damage or otherwise as a result of the towing activity. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow.

REMEDIES FOR VIOLATION, AMENDMENT, AND TERM

1. Amendment. This, Declaration may be annulled, amended or modified upon the affirmative vote or written consent, or any combination thereof, of Lot Owners of Lots to which more than fifty percent (50%) of the votes in the Association are allocated. Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein. Any lawsuit challenging any aspect of an amendment to this Declaration must be filed in a court of competent jurisdiction in a county in which the Community is located within one (1) year of the recordation of such amendment.