

## **THE COLONY @ WIGGINS BAY RULES & REGULATIONS**

1. **SMOKING** Smoking is **not permitted** on the front walkway/porch area or in the pool area. Smoking is allowed in the parking lot but spent cigarettes must be removed from the area. Smoking is also allowed in the individual units and on the unit lanais (tenants must comply with unit owner requirements which may be more stringent).  
However, **secondhand smoke is a known carcinogen**. If smoke becomes a nuisance by traveling into open doors and/or windows of other units, it must be discontinued or moved inside the unit. If necessary, to protect adjacent units, smoking must be done inside a **closed** (windows and doors) unit. This determination will be made by the sole determination of the board of directors based on complaints by surrounding units and/or other observations.
2. Parking on the Colony property is restricted to personal passenger vehicles belonging to residents (owners or tenants) and their guest, with the exception of those vehicles needed to provide services during the daytime hours. No commercial vehicles, recreational vehicles, trailers or trailered vehicles etc. are permitted to park anywhere on the premises overnight. No resident may store in excess of two vehicles on the property. Motorcycles are allowed but must not be noisy/loud. Any vehicle as determined by the sole authority of the board of directors to be a nuisance due to noise must be removed from the property. Additionally, please see separate document.....Parking Rules Building A (Middle Building 630-648)
3. Unit owners and/or tenants having pets (as permitted by the Bylaws) are responsible for:  
a) their behavior at all times; b) that they do not annoy other tenants; c) for cleaning up after them: Dogs and/or cats may be no more than 30 lbs. and no more than 12” high measured at the shoulder at maturity. Two dogs and/or cats are allowed but the animals must not be over 30 lbs. in total (total weight of both animals).
4. No personal property shall be left unattended in the common areas including hallways and panel rooms except as expressly provided by the board of directors, and decorations (potted plants etc.) approved by the \*Architectural Review Board.
5. Bicycles are to be stored in the bicycle racks, or in the carports in such a manner so as not to interfere with car parking. They can also be kept in the entryway to the owner’s unit in a manner that would not interfere with entry or egress of emergency personnel.
6. Charcoal and gas grills on the lanais are strictly prohibited (and is against the law). Electric grills are permitted if they are UAL Approved for outside use.
7. Storage of volatile fuels (such as gasoline and kerosene) anywhere in or near the buildings is prohibited.
8. No commercial business involving visits by customers or potential customers will be conducted on the premises.

9. Our refuse collection contractor will not take anything that is not placed inside the dumpster, therefore, disposal of large items such as bedding, major appliances, furniture, Christmas trees and all renovation debris is the sole responsibility of the unit owner. Arrangements for special pickups of these items (to be charged to the unit owner) can be made by calling WASTE MANAGEMENT at 649-2212.
10. All changes, alterations, repairs (including painting) and structural modifications (including doors, screen doors and storm shutters) to the outside of any unit must be approved by the \*Architectural Review Board.
11. All unit rentals and sales must be approved by the Board of Directors prior to contract execution\*\*. No units are permitted to be rented for less than thirty (30) days. Unit owners are responsible for assuring that their tenants have been given a copy of these rules and regulations. Owners are ultimately responsible for ensuring their tenants abide by all rules and regulations and are accountable to the association if not.
12. Washer supply lines must be stainless steel or otherwise reinforced burst resistant lines. Standard rubber lines are not allowed.
13. Hot water heaters must be replaced when 10 years old, or at the end of the warrant period if the warranty exceeds 10 years.
14. If a unit is to be vacant for 72 hours or longer the main water supply line to the unit must be turned off.
15. No animals are to be fed or is food to left out for animals anywhere on the common areas of The Colony.

\*in the absence of an Architectural Review Board approval will be by  
The Board of Directors.

\*\*Rental and Sale applications are available on The Colony web site.

[www.thecolonyatwigginsbay.info](http://www.thecolonyatwigginsbay.info)

Board of Directors  
Stephen Sorg-President, Larry Lang, Brian Logan,  
Beverly Braun, Mike Mical

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