

# **RULES & REGULATIONS OF THE WEDGEWOOD OWNERS' ASSOCIATION**

(Revised & approved January 2021 by the Board of Directors)

The Wedgewood facilities and Common Area are the property of the Association and for the use and enjoyment of the Members of the Association. The following regulations are established by the Board of Directors to protect the facilities, the Common Area, and the Members. The several authorities for these Rules & Regulations, and definitions for any capitalized terms, are to be found in (1) the Amended and Restated Declaration of Covenants, Conditions and Restrictions (the "Declaration"); and (2) the Amended and Restated By-Laws of the Wedgewood Owners' Association (the "By-Laws").

## **GENERAL INFORMATION**

Original assessment is \$100 to become a part of Wedgewood Homeowners Association. This is a one-time fee and should be paid at move-in time.

Check with our treasurer for your monthly DUES assessment and an additional monthly INSURANCE fee. These fees are payable on or before the 5<sup>th</sup> of each month. **Automatic payment of dues via ACH direct deposit is mandatory.** Any non-payment due to account changes or insufficient funds will be subject to a \$25 handling fee to manually process the payment.

The monthly dues assessment provides the following maintenance and Services: lawn mowing, tree and shrub trimming, snow removal, street and streetlights, clubhouse maintenance and use of the swimming pool and tennis court. The assessment does NOT cover external maintenance and repairs on individual Units (painting, roofs, driveway, etc.). There is an active Architectural Control Committee that inspects properties annually and informs homeowners of needed maintenance. Changes to the exterior structure of any unit require the approval of the Architectural Control Committee before work commences.

The Association is governed by a 7-member Board of Directors, which is elected by all homeowners. The Board of Directors normally meets on the second Monday of the month at 7:00 p.m. in the Clubhouse. All residents are welcome and encouraged to attend. Meetings of all owners are held twice a year. Our low monthly maintenance fee is made possible because of our volunteer-staffed offices and committees. All residents are encouraged to participate in some way.

Covenants restrict residency to owners and their families. Rentals, including rooms, basements and garages, are prohibited in Wedgewood. This is enforced by the Association.

**WEDGEWOOD OWNERS ASSOCIATION FEE SCHEDULE**  
**Updated: January 2021**

Updated as needed by action of the Board of Directors and/or Members based on Bylaw requirements.

- Monthly unit dues assessment \$140.00
- Monthly unit capital expenditure assessment \$45.00
- Monthly insurance assessment based on square footage and current insurance costs
- Special assessment fee – none at this time
- Non ACH payment of assessments \$25.00 per occurrence
- Late payment fee \$25.00 per month per monthly assessment due
- New resident fee \$100.00
- Lien filing fee; actual costs plus \$100.00
- ACC failure to complete work order issued; actual costs plus 10% management fee and all collection fees.
- Arbitration fees – actual expenses when ruled in favor of HOA.
- Clubhouse rental fee \$50.00
- Clubhouse damage deposit \$150.00
- Covid 19 sanitation fee for clubhouse rentals \$50

## THE CLUBHOUSE

The Clubhouse facility is the property of the Association and for the use and enjoyment of the Members of the Association. The following regulations are established to protect the premises and the Members:

1. Arrangements for private functions in the Clubhouse must be made with the person(s) in charge of Clubhouse reservations (see list of Committees). **RESERVATION REQUESTS WILL BE CONSIDERED ONLY FROM A RESIDENT OWNER, AND THE RESIDENT OWNER MUST BE PRESENT DURING THE FUNCTION.** There are no exceptions to this rule! Reservations are made on a first-come basis. The use of the Clubhouse will be denied to any resident whose monthly dues are in arrears or who has any outstanding violations or defaults under these Rules and Regulations, the Declaration, or the By-Laws.
2. The Clubhouse may be used for the entertainment of social friends, including groups with a common employer and meetings of non-profit groups. The Clubhouse may not be used for groups wherein there exists a profit relationship between the host and the guests, or between guests and guests, such as, but not limited to, clients, customers, or buyers and sellers of goods or services of mutual interest.
3. The maximum number of attendees at any function in the Clubhouse is seventy-five (75) except in the case of gatherings strictly of homeowners and their families as promulgated by the Board of Directors.
4. The Clubhouse is a **NON-SMOKING** facility. Sand pots are located outside the front entrance and on the upper deck for cigarette disposal. Please remind your guests to use them. Flicking smoking products outside the facility may result in a deposit penalty. Damage to the pool cover, resulting from the flicking, could be very expensive for you. Remember to clean out pots before leaving.
5. There will be a \$50.00 rental charge for the use of the Clubhouse. A deposit of \$150.00 is required to reserve your specific date. This deposit check will be returned to the renter if the Clubhouse, upon inspection, is found to be in its original condition. Therefore, the reservation person will need to receive two separate checks for the above amounts.
6. **CLEANING REQUIREMENTS:**

The Clubhouse must be left in its original condition. It must be cleaned the **SAME DATE** of the rental, unless other arrangements have been approved by the Clubhouse Caretaker, **PRIOR** to the signing of the rental agreement.

- a. Sink, oven, range and under burners on stove must be cleaned.
- b. Refrigerator and freezer emptied and cleaned. Ice trays filled. Temperature setting returned to "normal".
- c. Coffee urns and ice buckets must be cleaned, wiped dry and left on the kitchen counter.
- d. Kitchen counters and sink must be cleaned and wiped down.
- e. Clean bathrooms and empty waste baskets.
- f. Empty large trash barrels, place fresh new bag in barrels, remove trash from the premises including cigarette butts from ashtray/pots located on balcony and at front entrance to the Clubhouse
  - i. **NOTE: Renter must furnish trash bags to replace ones in the barrels**
- g. General vacuuming and dusting/wiping clean of tables and counter surfaces. (2 vacuums are stored in the coat closet.)
- h. Any carpet stains incurred during the event must be cleaned and the carpet returned to the condition it was prior to the event.
- i. Any clubhouse furnishings that were moved during the event must be returned to their original place.

7. SECURING THE CLUBHOUSE – Close up requirements:
  - a) Thermostats in both upper and lower levels must be reset. Winter: 55 degrees. Summer: 80 degrees.
  - b) The thermostat fan controls in both upper and lower levels must be set to AUTO – never
    - a. ON or OFF.
  - c) All blinds must be lowered with slats set in the UP position (otherwise enough sun bleeds thru to fade the carpet).
  - d) In winter, the water is shut off at the meter in the furnace room. It must be shut off again (**knob with ribbon –OR- lowest blue faucet handle**) after the function to secure the building.
  - e) Check locks on all doors – they must all be locked. There are 7 doors:
    - o Door in basement to hallway leading to restrooms
    - o Door at end of hallway leading to pool (this door is to be left unlocked during pool hours in pool season)
    - o Door in basement leading to north patio room
    - o Door in north patio room leading to pool/outside.
    - o Door in upstairs south room, leading to deck
    - o Door in upstairs north room, leading to deck
    - o Front entrance door to clubhouse (insure BOTH LOCKS engaged - handle lock & deadbolt lock)
    - o Return the rental key to the Caretaker on the same date as the function or as prearranged.
8. All rental requirements MUST be observed. Failure to do so COULD result in partial or full loss of the \$150.00 deposit or loss of Clubhouse privileges.
9. Homeowners may not use the Clubhouse and the swimming pool simultaneously for a private function. THERE ARE NO EXCEPTIONS TO THIS RULE.
10. Clubhouse telephone number is: (402) 333-9748
  - a. Upper level phone is in the coat room
  - b. Lower level phone is near the exit door to the pool

WEDGEWOOD CLUBHOUSE RENTER AGREEMENT  
CLUBHOUSE RULES & REGULATIONS

*Maximum Rental Capacity – 75 people*

**FEES:** Two separate checks are required, one for each fee made to **Wedgewood Owner's Association**

**Rental Fee:** *\$50.00* per day– due immediately upon signing of this agreement

**Damage/Cleaning Deposit:** *\$150.00* –must be separate check from Rental Fee, due immediately upon signing of this agreement.

**Hours of Operation:** 8:00 AM – 11:00 PM SUN – TH; 8:00 AM – 12:30 AM FRI & SAT

All rental, cleaning & close-up requirements and regulations must be observed. Failure to do so could result in partial or full loss of the Deposit and possible loss of future rental privileges.

**THE WEDGEWOOD RESIDENT RENTING THE CLUBHOUSE MUST PERSONALLY BE IN ATTENDANCE AT THE FUNCTION AT ALL TIMES DURING THE FUNCTION, FROM START TO FINISH.**

**CLEANING REQUIREMENTS:**

The Clubhouse must be left in its original condition. It must be cleaned the SAME DATE of the rental, unless other arrangements have been approved by the Clubhouse Caretaker, PRIOR to the signing of the rental agreement.

1. Sink, oven, range and under burners on stove must be cleaned.
2. Refrigerator and freezer emptied and cleaned. Ice trays filled. Temperature setting returned to “normal”.
3. Coffee urns and ice buckets must be cleaned, wiped dry and left on the kitchen counter.
4. Kitchen counters and sink must be cleaned and wiped down.
5. Clean bathrooms and empty waste baskets.
6. Empty large trash barrels, place fresh new bag in barrels, remove trash from the premises including cigarette butts from ashtray/pots located on balcony and at front entrance to the Clubhouse

**NOTE:** Renter must furnish trash bags to replace ones in the barrels

7. General vacuuming and dusting/wiping clean of tables and counter surfaces. (2 vacuums are stored in the coat closet.)
8. Any carpet stains incurred during the event must be cleaned and the carpet returned to the condition it was prior to the event.
9. Any clubhouse furnishings that were moved during the event must be returned to their original place.

**SECURING THE CLUBHOUSE – CLOSE-UP REQUIREMENTS:**

1. Thermostats in both upper and lower levels must be reset. Winter: 55 degrees. Summer: 80 degrees.
2. The thermostat fan controls in both upper and lower levels must be set to AUTO – never ON or OFF.
3. All blinds must be lowered with slats set in the UP position (otherwise enough sun bleeds thru to fade the carpet).
4. In winter, the water is shut off at the meter in the furnace room. It must be shut off again (**knob with ribbon –OR- lowest blue faucet handle**) after the function to secure the building.
5. Check locks on all doors – they must all be locked. There are 7 doors:

- Door in basement to hallway leading to restrooms
- Door at end of hallway leading to pool (this door is to be left unlocked during pool hours in pool season)
- Door in basement leading to north patio room
- Door in north patio room leading to pool/outside.
- Door in upstairs south room, leading to deck
- Door in upstairs north room, leading to deck
- Front entrance door to clubhouse (insure BOTH LOCKS engaged - handle lock & deadbolt lock)
- Return the rental key to the Caretaker on the same date as the function or as prearranged.

RULES & REGULATIONS:

1. Only residents of Wedgewood who are titled owners of a unit in Wedgewood may rent the clubhouse.
2. **Hours of Operation:** 8:00 AM – 11:00 PM SUN – TH; 8:00 AM – 12:30 AM FRI & SAT. Please be considerate of residents close to the Clubhouse and minimize noise later in the evening.
3. The clubhouse is a **NON-SMOKING facility**. Sand pots are located outside the front entrance and on the upper deck for cigarette disposal. Please remind your guests to use them. Flicking smoking products outside the facility may result in deposit penalty. Damage to the pool cover, resulting from the flicking of smoking products could be very expensive for the renter. Empty cigarette butts from the sand pots when cleaning up after the event.
4. There may be **NO ACCESS to the pool or the pool area** in conjunction with any function. Our insurance will not permit this.
5. Swim attire is not allowed on the upper level.
6. Fireplaces **CANNOT BE USED**.
7. The **clubhouse cannot be used for commercial activities** or for groups wherein there exists a profit relationship between host and guests, or guests and guests, such as but not limited to clients, customers, buyers or sellers of goods or services. The **clubhouse cannot be used for fund raising activities** for non-profit organizations.
8. The **saunas are not to be used** during any function or event.
9. NOTICE: No pets are allowed in the clubhouse or pool area.

I have read and understand the Wedgewood Clubhouse Rental Agreement and Clubhouse Rules & Regulations and agree to abide by them. I also understand that I am responsible for the clubhouse and property during the function for which I am renting the clubhouse, that I must be personally present at the function at all times, continuously from start to finish, that I am responsible for cleaning the clubhouse and returning it to its original condition, and that any damage to the facilities or property therein as a result of the function are my responsibility.

Residential Renter's Name (PRINT): \_\_\_\_\_

Date of Event: \_\_\_\_\_

Residential Renter's Signature: \_\_\_\_\_

(Date) \_\_\_\_\_

Wedgewood Owners' Association  
Rules and Regulations

Caretaker Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SPECIAL ARRANGEMENTS** (must be initialed by Caretaker and Renter):

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Additional Clubhouse information:

Clubhouse Phone#: **402.333.9748** (phones are located in main floor coatroom, and lower level by pool exit)

Clubhouse Address: 966 S. 118<sup>th</sup> Plaza, Omaha, NE 68154

**Caretaker:**

Neta Zitnik  
11717 Marcy Plaza  
Omaha, 68154  
402.699.1828  
basementblossoms@gmail.com

**Assistant Caretakers:**



## **THE POOL**

### **WEDGEWOOD BOARD OF DIRECTORS SAFETY CHECK LIST FOR POOL OPERATION**

Before the Board of Directors can authorize the opening of the Wedgewood swimming pool each summer, a safety inspection must be performed by an outside inspector with attention to the following items:

1. Any hazards that could create an accident;
2. That all necessary safety equipment is in good working order;
3. That all safety and caution signs are posted properly in the pool area;
4. That the "Rules and Regulations" of the pool were reviewed and made available to all who use the pool;
5. That a certified person oversees the pool and is responsible for testing the water quality. This person must receive thorough instruction for these regular checks.

**Statement of Intent for the Use of the Wedgewood Pool  
by the Wedgewood Board of Directors**

Since the Wedgewood swimming pool is such a large responsibility for the Wedgewood Owners, the Board of Directors has approved the following policy statement regarding the use of the pool:

The Association recognizes that our swimming pool is a wonderful asset for Owners in Wedgewood, as well as a thing of beauty and pleasure. The Association also recognizes that the pool can be dangerous if not properly used and controlled.

Therefore, after discussion with our insurance company and the Douglas County Health Department, the following regulations, guidelines, and warnings must be adhered to each year before opening the pool for use:

The Board must be presented with:

1. A Certificate of Authority from the Health Department for the current year.
2. A completed safety "check list".
3. A certificate from Wedgewood's insurance company certifying that the pool has necessary safety equipment in place and that the Association has proper insurance coverage.

## **WEDGEWOOD SWIMMING POOL REGULATIONS**

(Revised & approved May, 2020 by the Board of Directors)

The Wedgewood Owners' Association, Inc. (the "Association") Swimming Pool Rules and Regulations (the "Rules") are intended to protect and benefit all residents and guests to assure the safe and sanitary operation of the swimming pool. Failure to comply with the Rules shall be cause for action by the Association, including the suspension of swimming pool privileges.

1. There is **NO LIFEGUARD ON DUTY. NO ONE SHALL SWIM ALONE.** All persons using the pool, including residents and authorized guests, do so at their own risk and agree to indemnify, defend and hold the Association harmless for property damage and personal injuries, including death, arising in any manner from such use.

2. The Association, in its sole and absolute discretion, reserves the right to refuse, deny or suspend swimming pool privileges to anyone who violates the Rules.

3. Pool privileges shall be suspended to any unit owner and their family who is delinquent with respect to payment of any dues or assessments.

4. The pool area gates must remain closed/locked at all times, except when entering and exiting the pool area.

5. Pool use is for Wedgewood residents and their guests. Guests **MUST** be accompanied by a resident. A maximum of six (6) persons plus the owners – for a total of eight (8) per Wedgewood lot may use the pool at one time. No private pool parties are permitted.

6. Resident children 16 years old and younger **MUST** be accompanied and supervised by a parent/guardian/adult.

7. Adult children - age 21 & older (excludes grandchildren w/o parents or grandparents) **NOT** living with a resident parent may swim without the resident parent present, as long as, their name has been submitted to the pool committee prior to their use of the pool. These adult children should **NOT** bring their own guests. If adult children wish to bring "guests" to the pool, the resident parent/homeowner **MUST** be in attendance.

8. "Swim" diapers must be worn by infants and toddlers, not toilet trained, while in the pool, and with close parental supervision. If fecal matter is released into the pool, **YOU MUST CONTACT POOL SUPERVISOR IMMEDIATELY. SEE CONTACT LIST ON BULLETIN BOARD IN REST ROOM ENTRANCE.**

9. **NO SMOKING OR PETS ALLOWED IN THE POOL AREA.**

10. All swimmers must bathe with soap before entering the pool.

11. Individuals with an infectious disease, sores, inflamed eyes, nasal or ear discharge, or any communicable disease of any kind may not use the pool.

Wedgewood Owners' Association  
Rules and Regulations

(see other side)

12. Proper swimming attire must be worn in the pool at all times. Cutoffs and street clothes are NOT allowed in the pool.
13. Please remove pool toys and LARGE pool floats from pool if not in use.
14. IT IS IMPERATIVE THAT NO WIPES OF ANY KIND BE FLUSHED DOWN THE TOILETS AS CLOGGED TOILETS CAUSE EXPENSIVE PLUMBING REPAIRS.
15. No food or drink permitted IN THE POOL. Food or drink can be consumed anywhere but in the pool. ALL GLASS CONTAINERS PROHIBITED.
16. Pool users must sign in and indicate the number of persons in their group upon entering the pool area. Clipboard is located by restroom entrance.
17. Please use ear buds to listen to your personal music as a courtesy to your neighbors at the pool and surrounding area.
18. Safety equipment is for emergency use only.
19. Playing and/or hanging on the shallow rope, banister, or ladder is prohibited.
20. Running, roughhousing, horseplay, and disorderly conduct are prohibited as well as no use of abusive or profane language.
21. Compliance of all pool signs with Rules and Regulations is required.
22. ADULT SWIM NIGHT - every Wednesday after 6:00 p.m.
23. POOL HOURS: 10:00 a.m. to 10:00 p.m. daily. Please respect the nearby homeowners' entitlement to peace and quiet.
24. All leftover items will be placed in the "Lost and Found" basket.
25. When leaving the pool, you have the responsibility of cleaning up your area, straightening pool furniture, lowering the umbrella, and ensuring that both pool gates are securely latched. In the evening, please check to make sure all lights are shut off in the clubhouse restroom area, water is not running, and that the door to clubhouse is securely locked. Thanks!

These Rules may be amended or revised by the Association at any time. Noncompliance with any of these rules or any outstanding violations or defaults under these Rules and Regulations, the Declaration, or the By-Laws may result in the loss of pool privileges. Also, pool privileges will be denied if any homeowner is in arrears in the payment of their association dues. Adherence to

Wedgewood Owners' Association  
Rules and Regulations

these regulations will benefit all residents and provide a pleasant summer experience here at Wedgewood.

(revised 5/20)

## INSURANCE COVERAGE

The WOA policy covers any catastrophic damage to a Unit, which is insured **from the studs out**. That includes, but is not exclusive, to the studs, wiring, outer walls, siding, fences, windows, outer doors, guttering and utility piping. The WOA policy **does not cover** the replacement of everyday wear and tear or aging out of these items. Routine replacement and repair of your property naturally comes with standard home ownership. The WOA strongly suggest that you have an **H06** town home type policy in a sufficient amount to cover interior furnishings and personal property and includes a Slop Loss or Loss Assessment clause. This addition will cover the amount of the policy deductible, which is currently \$5,000 per Unit or group claim, guaranteeing you coverage for the out-of-pocket deductible.

## INSURANCE CLAIM PROCEDURES

The Architectural Control Committee will receive a list of the damaged properties to inspect the damage repairs.

After damage has been repaired, the Owner must notify and submit appropriate receipts(s) to the Insurance Coordinator, who in turn will notify the ACC to conduct the necessary inspections.

The Treasurer will receive notification from the ACC that repairs have been made. At that point, an insurance compensation check is drawn for and delivered to the Owner(s).

If Wedgewood property damages occurs, i.e., fire, lightening, hail or windstorm, Owners are to notify the Insurance Coordinator of the exact date the incident occurred and what damage was sustained. (See the WOA Committee List for the designated person.)

If multiple claims are reported or there is obvious area damage, the Insurance Coordinator will notify all owners by a special memo of damage possibilities, and the need for early inspection and the owner obtaining repair estimates. A deadline will be set for reporting a claim to the coordinator who will file a group claim with our insurance carrier. **Owners do not contact the company directly - - all claims are to be submitted by the designated coordinator in accordance to the WOA agreement with the insurance company.**

Repairs are not to be made by the Claimant(s) until inspections are made by the insurance adjuster(s) so that no evidence will be lost to support the claim. However, emergency precautions must be taken by the owner to prevent any further damage whenever possible because not doing so may void the claim.

The Coordinator will notify the company of the name, address, and phone number of the claimant(s). The Insurance Company, in turn, will compile a list of inspections made, and the compensation allowed for each, and/or the reason for any claim rejection.

Wedgewood Owners' Association  
Rules and Regulations

Each claimant will be advised as to the claims status. In the case of a group claim, each owner will be notified of the number of approved Unit claims and the calculated proportion of the deductible that applies to each unit. Claimant: Wedgewood policy prevents any disbursement of the approved compensation for individual claims until evidence is presented to the Architectural Committee that all repairs have been made and the work is completed.

Only then will the Insurance Coordinator forward a list ID the Treasurer of whose claims have been approved. the individual amounts of compensation and the applied proportional deductible of each Claimant. When the Treasurer receives notification from the ACC that repairs were completed, a compensation check will be written and delivered to the Claimant(s).

### THE TENNIS COURT

1. The tennis court is a locked facility. The key to be used to enter the tennis courts is the same as the pool key and is available to all residents in good standing and their guests.
2. Playing time is limited to one hour if there are other residents waiting for the court.
3. The gate must be locked when leaving.

### MOTOR VEHICLE PARKING

1. Authorization for the following parking policy in Wedgewood is found in Article 8 of the Declaration. Residents and their guests are reminded to prioritize the safety and courtesy to fellow residents and the needs of snow removal, delivery of mail, and ready access for emergency vehicles such as the rescue squad and the fire department.

2. Residents and their guests are reminded that our streets are narrow and were never intended to accommodate long-term parking. To prevent problems from occurring, owners should first use their double garages for parking and only then park additional vehicles in the two authorized parking areas. These locations are shown on the attached plat. Consistent daily parking of vehicles shall be in owners' garages or on their driveways or in the two designated parking areas, or they will be subject to tow at vehicle owners' expense.

3. The Board understands that there are times when temporary parking on streets for guests is necessary. However, if you have guests for an extended period of time, please contact an officer of the Board (president, vice president, secretary or treasurer) to notify the Board of this situation. **Overnight parking on Wedgewood streets will always be subject to towing.**

### COMMON GROUND

1. Pets – Owners of pets must conform to the ordinances of the City of Omaha. Specifically, dogs must be leashed when outdoors; pet owners must be responsible for cleaning up immediately after pets; and pet owners must restrain pets from damaging individual and common property.

2. Playground – Other than our major amenities of Clubhouse, Pool, and Tennis Court, the platting of Wedgewood did not provide for a common use recreational area. The developed grounds and structures cannot support the frequent playing of any type of ball games. Such activities, temporary in nature, must of necessity be restricted to the open common area to the north side of Wedgewood or, preferably, to the developed playgrounds of nearby parks.

### GENERAL

1. All Owners are strongly encouraged to keep their garage doors and fence gates closed. Open gates and garage doors detract from the beauty and appearance of the Wedgewood community. They also invite thefts and burglaries.



Wedgewood Owners' Association  
Rules and Regulations

2. Owners shall not permit any disturbing acts that will interfere with the rights, comforts, or convenience of the other residents. Infractions should be dealt with on a neighbor to neighbor basis before bringing the offending situation to the Board of Directors to be resolved.
3. All Owners are urged to become familiar with provisions set forth in Article 8. General Restrictions of Wedgewood's governing authority: The Amended and Restated Declaration of Covenants, Conditions and Restrictions.
4. Garage sales will not be permitted at Wedgewood except for an Association-sponsored biannual garage sale. These occur in even-numbered years.
5. A moving sale or estate sale will be allowed at the time an Owner sells his/her unit with the prior consent of the Board of Directors, which will not be unreasonably withheld. Requests for such a sale should be made to the Board of Directors specifying the dates of the sale. These should be sent to the Board President no later than ten (10) days before the scheduled date. All such sales shall be limited to two (2) days. No sales may be scheduled for a Sunday. There shall be no more than three (3) signs posted for such event--one on 120th Street, one in the front yard of the residence, and one directional sign where needed.
6. In accordance with the Declaration, no signs are to be displayed in Wedgewood with the single exception of a sign of an area of not more than four (4) square feet advertising a home on a Lot within the Property for sale, or a sign indicating the location of an estate sale approved by the Board of Directors during the duration of the sale.

**ENFORCEMENT**

1. The observance and enforcement of these regulations for the common good lies with the cooperative effort of each resident of Wedgewood.
2. Flagrant disregard of any of these rules and regulations will result in loss of certain privileges as directed by the Board of Directors and may merit publicity in the Wedgewood community.
3. These rules and regulations are subject to change. In accordance with our governing documents, revisions are within the authority of the Board of Directors.

Wedgewood Owners' Association  
Rules and Regulations

The foregoing set of Rules and Regulations for all residents of the Wedgewood Owners Association is issued under the authority vested in the Board of Directors:

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Teri Radil, President

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Bob Rowan, Vice President

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Barbara McClelland, Secretary

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Tammy Jaffer, Treasurer

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Don Johnson, Board Member at Large

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Richard Palmer, Board Member at Large

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Brian Bross, Board Member at Large