

WOODGATE 3RD HOMOWNERS ASSOCIATION

ASSOCIATION RULES AND GUIDELINES

(Amended and effective for 04/01/2026)

Association fees will be **\$287.00** per month beginning **May 1st, 2026**, payable to Woodgate 3rd by the first of each month. The mailing address is 4481 Woodgate Court, Eagan, MN, 55122. A late fee of \$25.00 will be charged for payments postmarked after the 10th of the month. Any changes to the amount payable will be posted in the newsletter.

If you plan any modifications either to the exterior of your building or to the landscaping, please contact a Board member or call the voicemail number and ask for an architectural or landscape request form before making changes. Paint or modifications are at the owner's expense.

Please note that any exterior architectural and landscape changes MUST BE approved by the Board of Directors prior to beginning this work. All changes that will affect any HOA maintained structure (including but not limited to chimney, driveway, deck, etc.) must have an architectural request form submitted. Changes made without prior approval will result in a fine and the building or landscaping restored at the owner's expense.

ANTENNAS/SATELLITES:

- Exterior TV antennas are not allowed because basic cable is available. Small satellite TV dishes are allowed subject to approval of installation and color. An indemnity form must be filled out, submitted to the Board, and approved before installation. **Absolutely no installation of antennas or satellite dishes are allowed attached to the rooftop, shingles, or siding.**

BASKETBALL:

- Playing basketball is not allowed in the driveways due to the noise. Neither permanent nor portable hoops can be used or installed on the buildings or grounds.

DAMAGE TO PROPERTY:

- Homeowners are responsible for damages due to their own negligence, the negligence of guests, children, pets, etc. including, but not limited to damage to trees, shrubs, lawns, decks, driveways and/or building exterior.

EXTERIOR OF UNITS:

- Deck extensions are permitted providing the following specifications are as follows: Board must approve design and materials. Footing's must be concrete according to the stated building code. Decks must be stained, not painted, and must meet local and state building codes. The configuration of a privacy wall must be agreed on in writing with the adjacent owner.
- No exterior canopies or awnings will be permitted on the exterior of windows or doors of any unit including decks and patios. No screening in patios or decks is allowed.
- Clothes lines are not allowed.
- Combination storm/screen doors are permitted subject to Board approval. Detailed description of the door must be submitted to the Board prior to approval.
- Flowerpots containing flowers, annuals or perennials, tomatoes and other comparable plants are permitted on decks. Stone, earthenware, plastic, redwood, or wooden pots containing flowering annuals or perennials and/or greens may be set on front steps and on walkout slabs and patios. They must be maintained by the owner and must not interfere with lawn maintenance.
- Hanging pots are permitted on balconies, walkouts, and above the air conditioner compressor units next to the front stairs. Hangers must be suspended from overhangs and not be attached to the siding.
- Changes to doors, windows, fixtures, or other exterior features can be made only with Board approval.
- The area behind the air conditioners is not a storage area and must be free of items.

OUTSIDE SPIGOTS:

Outside spigots are used to connect your hose so you can water your yard. Spigots are to be shared with your joining neighbor. If you need WGIII to provide you with a garden hose, please contact WGIII via email or voicemail.

SPRING: A WGIII Board Member will contact units with the shut/off and turn/on valve - To TURN THE VALVE ON.

FALL: A WGIII Board Member will contact units with the shut/off and turn/on valve - To TURN THE VALVE OFF.

This action must be handled by a Board Member, no exceptions! Any failure to abide by this rule that results in damages will be held liable.

HOME BUSINESSES:

- City Zoning Code 52 prohibits operation of most businesses out of private residences.

GARBAGE AND GARBAGE CONTAINERS:

- Garbage and garbage cans must be stored inside the garage and may be put outside after 6:00 PM the day before pick-up. All garbage must be in containers. The current garbage pick-up is Wednesday; containers must be returned to the garage within 24 hours.
- The cans must be placed 3 feet apart on the street. When looking up into the driveway from the street, the garbage should be on the right and the recycling on the left. Garbage pickup is delayed one day when there is a holiday. (As an example, Labor Day.)

LANDSCAPING, SHRUBS AND LAWNS:

- Additional landscaping is permitted on an individual basis subject to Board approval. Any homeowner-maintained bushes and shrubs may not be taller than 4 feet nor enclose a patio area. All landscaping by the homeowner must be maintained and not neglected.
- Riding bikes, motorbikes or other motorized vehicles on the lawns is prohibited. Parking or driving any vehicle on the lawn is prohibited. Damage to the lawns caused by the resident will be replaced or repaired at the owner's expense.
- Outside water faucets are metered to the Association. Association maintenance personnel do not water the lawn, and owners are encouraged to see that lawns are adequately watered. Owners must honor any city watering ban. The Association is responsible for lawn mowing, fertilizer application and weed control. On lawns where the homeowner does not want fertilizer application and weed control, the owner must then take care of weed control themselves. **If you have any special lawn requirements notify the board prior to mowing season each year.**
- No homeowner shall remove any sod or use common area for the planting of gardens. This includes individually owned lots.
- Hoses are Association owned and are for owner use. Homeowners are responsible for draining the hoses in the fall and wrapping them on holders for winter storage. Do not take them if you move.
- No rocks or boulders will be allowed on lawns without Board approval.
- Outside storage of items, including firewood, recreational vehicles such as bikes, snowmobiles, etc. is prohibited unless otherwise stated in the rules and guidelines.
- No outbuildings of any type will be permitted on individual lots or common areas.
- Children's swimming pools and tents may be used only if they do not remain out for a period exceeding 24 hours. Pools and tents remaining out over 24 hours will cause lawn kill and sod will be replaced at the owner's expense. Children's toys such as big wheels, tricycles, wagons, etc. can never be permitted to block the common driveway or private drives of individual owners or be stored under decks or on patios.
- There are to be no political signs allowed in the yard, or signs for home construction. The only signs permitted in yards are "For Sale" signs.
 - Flags with profanity and/or political party information are not allowed.

PATIOS AND DECKS:

- Patios and decks are for the enjoyment of the outdoors and are not storage areas. Only patio/deck related items can be on patios or decks. Children's pools are not allowed on decks.
- Patio furniture, grills and fire pits may be stored on walkout slabs or patios. They may not be stored at the front of the building or landscaped areas or under decks.

FIRE PITS:

- Fire pits (gas and wood) are NOT allowed on decks. Homeowners using a gas and wood fire pit must follow the City of Eagan fire pit rules, PER CITY OF EAGAN RULES – YOU MUST HAVE A PERMIT TO USE A FIRE PIT Here's the link to the City of Eagan – <https://www.cityofeagan.com/recreational-fires>. Upon request of a WGIII Board Member you must be able to provide proof of permit.
- Fire pits and grills are NOT allowed to be burning under decks or next to buildings or divided walls. (Damage to siding will be at homeowner's expense).

GRILLS:

- Grills of any type are prohibited on decks. Grilling on patios or driveways is allowed providing there is a clear space of at least 3 ft. from siding when in use.
- **Any damage caused by the use of grills is the sole responsibility of the homeowner.**

PETS:

- Pets may not be tethered to the front railing, to the deck railings, or to the deck posts. Tethering a pet to a stake in the lawn is recommended provided it does not interfere with lawn mowing. In addition, pets must be on a leash that is not long enough for the pet to be able to walk into the neighbor's yard. Owners are responsible for all damage including, but not limited to buildings, sod and other plantings caused by their pet or pets of their guests.
- Lawn damage can be repaired by seeding and the homeowner must water the area to nurture the fresh growth.
- Invisible Fence – These are not allowed at any Woodgate Townhouse Unit.
- Woodgate III follows Eagan City Code for pet requirements, including licensing and:
- Eagan City Ordinance 10.11, sub. 6 (A) requires pet owners to pick up animal feces every 24 hours.
- Eagan City Ordinance 10.11, sub. 2, pets running at large (unleashed without their owner) is prohibited.

PARKING/DRIVEWAYS:

- Driveway aprons are for short term parking and not for long term storage.
- No inoperable or unsafe vehicle or one that has excessive leakage of any automotive fluid, flammable or inflammable, may be stored on the common area or on any driveway or lot at any time.
- Minor repairs and/or changes to vehicles that will be completed within 48 hours may be done on the driveway apron, damages caused by chemicals will be repaired at the homeowner's expense.
- Motorcycles, minibikes, canoes, boats, snowmobiles, bicycles, and trailers may be parked only on driveway aprons for a maximum of 24 hours, never on landscaped areas, under balconies or on patios, or in turnarounds. Motor homes, pickup campers, and trailers must be parked on the street and follow the City of Eagan's rules and regulations and/or in the garage.
- The area at the end of each driveway (turnabout) has one use, as a shared area designed to assist owners backing out of their driveways. All other uses are subject to a fine. Parking in the turnabout, inlet or other common areas of the driveway is not allowed. Clarification: This means blocking emergency vehicles from having access to every unit and safely maneuvering out of the driveway. **NO PARKING IS ALLOWED THERE AT ANY TIME, EITHER BY OWNERS OR THEIR GUESTS.**
- Minnesota Energy Resources require a 3-foot (36 inch) clearance in front of gas meter for safety and access.

PICNIC TABLES:

- Allowed on decks and patios but not on the lawns for any period exceeding 24 hours. If the table is on the lawn when the lawn maintenance contractors are mowing, please move the table. Mowers will not move personal property.

TRAILS:

- Riding bikes, motorbikes or other motorized vehicles on the trails is prohibited.

PONDS (added March 2019):

- Activity on or in the ponds within Woodgate III is prohibited.

IF YOU RENT YOUR UNIT:

Please provide a forwarding address to the Board so that you can receive notices and communications. You will be held responsible for any acts of your tenants, ensure that your lease provides that they will reimburse you for any fines or damages caused by their acts or negligence, and be sure that the tenant is informed of all rules and guidelines. Detailed instructions to convert your property to a rental property is available upon request by contacting WGIII.

You will also be held responsible for these six items stated below:

1. Comply with the city of Eagan rental registration ordinance.
2. The owner must provide proof in the form of a signed letter by the homeowner that the owner has completed a background check on the prospective tenant (using a professional company specializing in providing such service) and state the homeowner is satisfied with the outcome and is comfortable having the renter reside in that unit. Note: Some criminal offenses require the offender to register with the city, county or state. If a homeowner chooses to rent to such an offender, the homeowner must require the offender to register with the applicable government agency in order to reside in our community.
3. The owner must register the property with the association as a rental property and provide and maintain current contact information for both the tenant and the owner.
4. The owner must include language in any lease that is subject to the terms of our association's governing documents (Articles of Incorporation, Bylaws, Declarations, and violation of the lease.) The homeowner is responsible for any fines and damage to property incurred by the renter and Woodgate III reserves the right to pursue legal action (or an assessment lien foreclosure) against the homeowner if the fine is not paid (or the damage is not fixed) by the appointed date.

5. The association is not required to address any maintenance issues or other issues unless such issue is raised by the owner of the property (except in the case of an emergency), and the association is entitled to assess an administrative fee whenever a tenant directly contacts the association (except in the case of an emergency). Remember to notify your renters – this is effective immediately.
6. All homeowners must provide **written notification** to the Board of Directors prior to when a move-in/move-out is going to occur.

Minimum Fines for Units that are Rented are as Follows:

- A. Failure to provide certification of a background check..... \$500.00
- B. Failure to register a rental property with the association..... \$250.00
- C. Tenant directly contacting the association (except emergency) \$100.00.
- D. Failure to notify the association in advance of move-in/move-out.....\$100.00.

PLEASE REMEMBER TO SUBMIT ARCHITECTURAL OR LANDSCAPE CHANGE FORMS TO THE BOARD PRIOR TO MAKING ANY CHANGES.

Copies of the Declaration of Covenants, Restrictions, and Easements, and copies of the Bylaws can be obtained from the Association Treasurer for a cost of \$100.00. (All documents mentioned above are found on WGIII website).

Non-Compliance with any of the following rules will result in a notice to owner that a fine will be imposed of up to \$75 per month. Before a fine is imposed, the Association will give the violating owner written notice of the violation and advise that if the violation is not cured, a fine of \$_(tbd)_ will be imposed. Before the Association imposes fines for this violation, you are entitled to a hearing on the matter. If you wish to request a hearing regarding the imposition of fines for this violation, you must make your request for a hearing, by [within 10 days from date of letter], by notifying the WGIII via: email or voicemail, of your desire for a hearing. Failure to request that meeting, or failure to attend that meeting if one is scheduled will result in that fine being assessed. The decision of the board shall be final and binding on all parties. The imposition of any fines as determined by the Board may be retroactive to the date on which the violation occurred and may continue to be imposed until such time as the violation is resolved.

If you have any questions, feel free to call the Association voice mail (651) 452-6474 or write to the Board c/o 4481 Woodgate Court, , MN 55122 or via email at *Woodgate3HOA@gmail.com*.

Rules and Guidelines are created to make Woodgate 3rd Addition a pleasant and safe place to live and to maximize the potential value of our properties by encouraging good maintenance and landscaping that will make them appealing to future prospective buyers, and by discouraging behavior and practices that other Woodgate residents would consider to be unsightly or a nuisance. If you have a suggestion for a new rule or an amendment for an existing rule, send a letter to the Association Board or call the Association voice mail and leave a message.