

**STONEDGE**  
**COMMUNITY RULES & REGULATIONS**

Date of Adoption: Jan. 20, 2009  
Revised: June 22, 1982  
Revised: August 16, 1995  
Revised: November 3, 2004

**A. ACCESS TO UNITS AND COMMON ELEMENTS**

1. The greens and walkways in front of the buildings and entrances to the buildings shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. No entrances, balconies, garages, patio walls or other portions of the Common Elements shall be decorated by any Unit Owner in any manner without prior written consent of the Board.
3. No article shall be placed in the entrances or walkways, nor shall anything be hung or shaken from the balconies or windows or placed upon the windowsills of the buildings. No clothing or other articles shall be hung in Common Elements.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in the entrances of the buildings or on the common greens or pathways leading to the buildings.
5. The Manager, and any contractor or workman authorized by the Manager, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, By-Laws, or these Community Rules. The Manager will make every effort to notify the Unit Owner prior to entry.

6. The Manager may retain a pass key to each Unit. No Unit Owner shall alter any lock on any door leading into his Unit without prior consent of the Board. If such consent is given, the Unit Owner shall provide Manager with a key for Manager's use. Any Unit Owner not allowing the Manager to retain a pass key shall be liable for all damages which may occur.

B. **ALTERATIONS AND ADDITIONS TO UNIT**

1. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from or from the doors, balconies, or windows thereof, any dirt or other substance.
2. No shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about the buildings, Common Elements or balconies except such as shall have been approved in writing by the Board. The Board will only grant permission under the following guidelines:
  - (a) All awnings will be of common color which is "Sunbrella", Color Number 4637, dark green
  - (b) No awning will be installed that will in any way impair the view of other owners;
  - (c) Damaged awnings will be removed or replaced upon notification from the Board;
  - (d) Only canvas awnings will be acceptable;
  - (e) The term "awning" also applies to outside window shades;
  - (f) Window muntins (GRIDS) will no be removed from windows in courtyards and street areas. This refers to double hung windows and not picture windows.
3. No radio aerial or television dish shall be attached to or hung from the exterior of the buildings without written approval of the Board.

4. Repair for all damage to the buildings or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article. Damage while moving or renovating, to any shrubbery or trees shall be paid by the Unit Owner responsible for such damage.
5. Application for exterior alterations, additions, or changes to Stonedge are not encouraged, but if made, must be in writing and signed by the applicant. The manager will keep notes of changes in Units allowed by the Board in order that a new owner will understand that he is responsible for their maintenance and upkeep. Also, in the event of a fire loss he must provide his own insurance and pay for replacement.

**The application must have the following attached:**

1. A drawing showing the proposed changes in detail.
2. A certificate by an architect showing such changes and certifying that the changes will not affect the structural integrity of the Unit, symmetry, style, or contour, or change the design of Stonedge, or affect lighting, water drainage, or air flow of Units above, below, or adjoining Unit of applicant.
3. The name of the proposed contractor and his experience in making such alterations.
4. A statement from the adjoining owners that they have no objections to the proposal. If either objects, notation to that effect must be made. The nonapproving owner will be invited to attend the Board Meeting when the application is to be considered, and his or her objections may be presented. Any other owner not directly affected may also present his or her objections.
5. Agreement by owner that all approved changes will be at owner's expense and terms of approval.

6. Any future repairs or replacements and maintenance of these alterations shall be at the expense of the owner at that time.

(B) Work on changes, alterations, additions and any other such activity involving outside workers or artisans shall be done only between the hours of 8 o'clock A.M. and 5 o'clock P.M. Monday through Friday, except in the case of an emergency. To be considered at a meeting, the application must be filed **in duplicate** in the Manager's Office ten (10) days prior to the next meeting of the Board. The Board will refer the application to the Architectural Review Committee for an opinion before taking action. No alterations may be undertaken prior to the formal written approval of the Board. Each Unit Owner and his or her successors will be responsible for the maintenance and/or repair costs related to any alteration, addition, or improvement made to his Unit above and beyond the original Stonedged Plans.

C. **OBLIGATIONS**

1. No Unit Owner shall make or permit noises that will disturb or annoy the occupants of the Units or do or permit anything to be done within his Unit which will interfere with the rights, comfort or convenience of other Unit Owners. No emergency generator or changes which affect the acoustical integrity of any Unit above, below, or adjacent shall be permitted.
2. No sign, notice or advertisement shall be inscribed or exposed on or at any window, door, or other part of the buildings, except as shall have been approved in writing by the Board,

nor shall anything be projected out of any window of the buildings without similar approval.

3. No Unit Owner shall engage any employee of Management for any private business of the Unit Owner without prior consent of the Manager.
4. A maximum speed limit of 15 m.p.h. shall be in effect on all roadways on the property.
5. No trailers, boats, oversized recreation vehicles, campers, or motorcycles are to be permitted on the Common Elements and are only to be parked or stored in garages or other areas designated by the Manger. No automobile belonging to an Owner or to a member of the family or guest, tenant, or employee of an owner shall be parked in such manner as to impede or prevent ready access to the parking areas and garages. The Unit Owners, their employees, servants, agent, visitors, licensees, and Unit Owner's family shall obey the parking regulations posted in the parking areas, and any other traffic regulations published in the future for the safety, comfort, and convenience of the Unit Owners. Automobiles shall be parked in a garage where one is available (the purpose of this is to eliminate people with two cars parking in one and using the other for storage.) Unit Owners and/or renters are limited to the number of vehicles for which they have garage space.
6. Garage doors shall be kept closed at all times (except while in use).
7. A Unit Owner shall not cause or permit the blowing of any horn of any vehicle of which his guests or family shall be occupying, approaching, or in the parking areas serving the building.
8. No Unit Owner shall use or permit to be brought into the Buildings any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine, or other explosives or articles deemed

extra hazardous to life, limb, or property, without in each case obtaining written consent of Manager.

9. Unit Owners shall be held responsible for the actions of their children and their guests.
10. No business or commercial activity is permitted in any Unit.

**D. SWIMMING POOL**

1. The swimming pool and other available recreational facilities may be used only by resident and/or owners and their house guests. Residents and/or owners may have an accompanied guest (other than house guest no ~~more~~ frequently than one time in any 30-day period). All users of such facilities must abide by the rules for recreational facilities as posted in the recreational areas, or hereafter published by the Manager.
2. All children under 12 years of age shall be accompanied by an adult. Children 3 years of age and under are not allowed in the pool. Children under 18 years of age are not permitted at the swimming pool between 5:00 P.M. and 7:00 P.M. Pool users will see that gates are locked when they leave. (INSURANCE COSTS REQUIRE IT) Please see "acceptance of pool key" page 9.

**E. GARBAGE DISPOSAL**

1. The sink disposal shall be used to dispose of all food in accordance with the manufacturer's instructions and recommendations.
2. All other trash shall be disposed of in a trash compactor. Compacted and all other trash shall be placed in tied plastic bags by the owner and deposited in the receptacle in the owner's garage for pick-up. Newspapers and cardboard boxes for recycling should be placed outside at the time of garbage pick-up.

3. All trash and garbage of such a nature that it cannot be disposed of in the above ways shall be placed by the Unit Owner in the place designated by the Manager in tied plastic bags. Please contact the Manager for disposal of batteries, hypodermic needles or other items, which may pose a danger to personnel or the landfill.
4. Unit Owners are responsible for their own recycle trash provisions.

**F. WATER CONSERVATION**

1. Water closets and other water apparatus in the Units shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting from misuse of any water closet or other apparatus shall be paid for by the Unit Owner in whose Unit it shall have been caused. The Unit Owner must report any plumbing leaks to the Manger.
2. Exterior water spigots shall not be left running any unreasonable or unnecessary length of time.

**G. PETS**

1. Residents will not be permitted to keep dogs or other pets, unless miniature in size or house bound without Board permission. Owners shall leash, carry and use "pooper-scoops" when walking pets.
2. Renters and/or guests are not allowed to have pets under any condition.

**H. GENERAL CONDITIONS**

1. Any consent or approval given under these Community Rules by the Manager or the Board shall be revocable at any time.
2. Complaints regarding buildings and grounds services or actions of other Unit Owners shall be made in writing to the Manger.

3. **Before an Owner can sell or lease a Unit, such Owner must receive prior written approval of the prospective purchaser or tenant by the Board; and the Board may refuse to give its approval for any reason that is not prohibited by law. The Unit Owner must submit written application to the Board in which he or she states that references of the proposed purchaser or tenant have been checked and that the Unit Owner recommends the proposed purchaser or tenant.** No application for a rental term of less than six (6) months duration will be considered or approved. "No more than one lease agreement can be entered into for any Unit during any calendar year, except for the renewal of an existing lease.
4. If damage occurs to a "Unit", even if the damage results from a failure of a "Common Element", the Association is not obligated to pay for repairs to the "Unit". The "Unit" is the inside of our buildings that belongs to the property owner. "Common Elements" are the outside of the building, roof, offices, basements, etc. that belong to the Association. The Association will pay for repairs and maintenance of "Common Elements." We are only responsible for our own "Unit", and we should look out for any problem or potential problem. This is exactly the same risk as we would have in our own single family home, rather than the risk of expenses in another "Unit" over which we have no knowledge or control. This places the responsibility on each of us to monitor the condition of the "Common Elements" connected to our "Unit" all the time, and to promptly report any damage to or failure of common elements so that our management can repair the common element and head off damage to the Unit.
5. These Community Rules may be added to, amended, or repealed at any time by the Board.



**APPLICATION TO LEASE/ PURCHASE UNITS**

This application must be submitted to the Stonedge Board in the event an owner wishes to lease or sell his or her unit. According to the By-Laws, the Board must approve an application before your unit can be leased or sold. No more than one lease agreement can be entered into for any unit during any calendar year.

Full name of each proposed occupant:

<u>Name</u>	<u>Relationship</u>	<u>Age</u>

Term of Lease: \_\_\_\_\_  
 Present address of applicant: \_\_\_\_\_  
 Home owner? \_\_\_\_\_ Renter? \_\_\_\_\_  
 If renter, name and address of landlord: \_\_\_\_\_

Present Occupation and Employer: \_\_\_\_\_

Three References:

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
1. _____		
2. _____		
3. _____		

If buying, do you intend to have any domestic animals in your household? If yes, please describe:  
 \_\_\_\_\_  
 (Renters are not allowed to have pets per the Rules and Regulations)

I have read and understand the Stonedge By-Laws, and Rules and Regulations, and agree to comply with them.

\_\_\_\_\_  
Applicant-Lessee/Buyer

Approved: \_\_\_\_\_  
The Board