

STONEHEDGE HOMEOWNER'S

ASSOCIATION

RULES AND REGULATIONS

Amended September 17, 2017

STONEHEDGE HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS

Amended September 17, 2017

In addition to the By-Laws, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the units and conduct of all residents thereof.

1. No awnings, flags, decorative hangings, windsocks or similar projections or displays shall be attached to the outside walls of the buildings without prior written consent of the Board of Directors. Seasonal or holiday decorative hangings are allowed without the consent of the Board as long as they are promptly removed after the season or holiday and are not permanently affixed to the outside of the building. A reasonably sized traditional American Flag may be presented by the homeowner any time as long as it is presented in compliance with the United States Code Title 4 Chapter One Flag Code. Non traditional flags or displays that contain the American Flag, stars and stripes are not permitted without prior written permission of the Board.

2. No baby carriages or bicycles shall be allowed to stand on the sidewalks, entrances, driveways or other common areas or on parts of the lots outside the buildings and patio areas. No automobiles or trucks shall be parked on the driveways except in marked parking spaces or temporarily when making deliveries to units immediately adjacent thereto.

3. No owner shall allow anything whatsoever to fall from the windows or doors of the premises, nor sweep or throw from the premises any dirt or other substances into any of the common areas or upon the grounds.

4. No garbage cans, equipment or supplies of any kind including firewood, milk bottles or other articles shall be placed on the common areas or on parts of the lots outside the buildings and patio areas, nor shall anything be hung or placed in such a manner that it is visible. Neither shall any

linens, clothes, clothing, curtains, rugs or mops be shaken or hung from any windows or doors.

5. No owner shall make or permit any disturbing noises in the unit by himself, his family, tenants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or conveniences of other owners. No owner shall play upon or permit to be played upon any musical instrument or operate or permit to be operated a tape recorder, phonograph, hi-fi set, stereo, FM set, radio or other type of equipment for producing sound in the unit between the hours of 11:00 p.m. and the following morning at 8:00 a.m., if the same shall disturb or annoy other occupants of the buildings. Owners shall not use or permit the use of the premises in any manner which would be disturbing or a nuisance to other owners, or in such a way as to be injurious to the reputation of the Association.

6. No boats, trailers, motorcycles, bicycles or motor vehicles of any kind shall be parked on the premises except in the unit garages, except that automobiles of visitors may be parked in the areas so designated. However, an emergency motor vehicle assigned to a resident of the unit may be parked in the unit's driveway to prevent blockage or any other undue delay to an emergency response after a variance request has been made and approved by the Board.

7. Except in the individual patio areas, if any, adjacent to a unit, no permanent planting or gardening shall be done, and such planting as is done within the said restricted common areas shall be kept trimmed so as not to encroach on neighboring property. In the event a homeowner fails to maintain the front and back interior patio areas of his residence allowing excessive overgrowth, the Homeowner's Association shall notify the homeowner in writing at the residence of the excessive overgrowth. If the homeowner fails to trim and prune the overgrowth within 30 days of the date of the notice, the Board, upon a majority vote, may elect to have any unsightly overgrowth in the private area trimmed and/or pruned. Any expenses incurred by the Association in taking such action shall be

the responsibility of the Homeowner and shall be payable immediately.

8. Any Stonehedge Homeowner's Association member that shall violate the terms of the rules and regulations shall be subject to the following penalties.

If a homeowner or his tenant is found by the Board to be in violation of any of the rules and regulations of the Association, the Board shall notify the homeowner in writing of the violation at the homeowner's mailing address. If the violation is not cured within 7 days of the receipt of the mailing of the notice, there shall be a fine of \$100.00 per violation (with each day of a continuing violation being deemed a separate violation). Unpaid fines shall be treated as if they were unpaid assessments and all remedies applicable to unpaid assessments shall apply to unpaid fines. Any fees including legal fees and court costs incurred by the Association to enforce the rules and regulations shall be the responsibility of the Homeowner and shall be payable immediately. The Board, in its discretion, shall have the right to waive any penalties assessed to a member for violating the rules and regulations for good cause upon written application of a homeowner.

9. Payment of monthly dues shall be made as follows. Monthly Association dues are to be remitted to the Association or their agent by the first day of every month. There shall be a grace period until the 5th of every month. Any member who fails to pay monthly assessments by the 5th day of each month shall be assessed a late fee of \$25.00 dollars if paid by the 10th day of the month and \$50.00 if paid after the 10th day of the month the assessment is due. The Board, in its discretion, shall have the right to change these amounts from time to time and to waive any late fee assessed to a member for late payment upon written application of a member and good cause shown.

10. All residents of Seascapes Drive shall keep the exterior lights located on their homes or garages lit from sundown to sunrise for the safety and security of all homes in the Association. These lights include the two exterior fixtures on either side of the garage door and

the fixture at the Unit's front door entrance.