

## **STONEBRIDGE PLACE COMMUNITY ASSOCIATION, INC. RULES AND REGULATIONS**

The following Rules and Regulations have been adopted and will be enforced by the STONEBRIDGE PLACE COMMUNITY Association Board of Directors. The Rules and Regulations may be amended at any time by the Board of Directors.

### **GENERAL INFORMATION**

The Rules and Regulations are designed to protect the rights and privileges of the Stonebridge Place residents, their families and guests and to protect the property. Although the Rules and Regulations place some restrictions on member activities, they are intended to respect the right of the membership as a whole. The following Rules and Regulations have been formulated to acquaint members of STONEBRIDGE PLACE with the activities available to them and for proper utilization of the facilities.

### **MANAGEMENT/MAINTENANCE PERSONNEL**

No member or resident may use management or maintenance personnel employed by the Association or its managing agent for personal, non-Association matters unless: (1) prior written notice of such work is given by management and/or the owner or resident to the Association, and (2) the work is done at a time other than when services are normally rendered to Association. Owner and management indemnifies and holds Association harmless for all losses, claims, injuries, damages, and expenses of any sort, including legal fees and costs arising from the performance of such work.

### **TRASH DISPOSAL**

All trash must be placed into the trash chute. Large items such as furniture and mattresses are to be placed inside the enclosure along side the compactor. The RED button to the side of the trash chute is an **EMERGENCY STOP BUTTON**. When the button is pressed, the cycling stops. Every third time the compactor is used the door ram will automatically cycle, which pushes the trash into the compactor. If trash has been placed outside the ramp door, open and close the chute door three times to begin the cycle. The RED button must be out for the compactor to cycle. If it has been pressed in, please pull it out.

### **TRAFFIC ENFORCEMENT**

Due to excessive speeding, additional stop signs, speed signs and speed bumps have been installed. We ask your cooperation in abiding by the posted signs. The speed limit in the community is 12 MPH.

### **TOWING RULES**

On-street parking is prohibited. Vehicles parked in the street between the hours of 2:00 AM and 6:00 AM are subject to towing at the owner's expense. Vehicles with expired license plates (decal), or no license plates, as well as inoperable vehicles, are subject to towing at the owner's expense. Commercial vehicles are prohibited at all times. A commercial vehicle is defined as one with business lettering or display, or used in a trade or business.

## **VEHICLE REGISTRATION**

All residents (owners and tenants) are required to provide information to the management office to register their vehicle(s). A Vehicle Registration Form and a copy of the registration are required for each vehicle. At the time of registration, an identification decal will be provided that is required to be placed on the driver's side of the rear window.

## **GATE ACCESS**

All owners and approved tenants must provide information to the management office to list their name in the gate directory. A Gate Information Sheet and a Disclosure and Hold Harmless Agreement must be completed and returned to the management office.

The pool gates, bathrooms and fitness room use a Restrictive Key System. Owners are provided one key per unit. Lost keys may be replaced at a cost of \$100 and may be obtained at the on-site management office. The Pedestrian walk-thru gates operate with the Simplex combination locks and are changed periodically. Residents are notified prior to the code change. To use the Simplex lock combination, press the buttons (numbered 1-5) in descending order on the key pad. When the last number is pressed, depress the lever or knob-style opener and enter or exit.

## **FITNESS CENTER AND POOL RULES**

Member is defined as the owner of record of the home within the Stonebridge Place Community. A member is required to accompany their guests while using the facilities. Parents are responsible for the conduct of their children at all times. Property damaged or removed by a member or guest shall be responsible for payment of all damages.

**FITNESS CENTER:** Hours of operation: Monday – Sunday, all hours.

- Members and guests use the workout room at your own risk. Guests must be accompanied by a member. It is strongly recommended that you consult your physician prior to beginning any exercise program.
- Children under the age of 16 are not permitted under any circumstances.
- Everyone must bring a towel to wipe the equipment dry after use.
- Headphones are required for radios and CD players.
- Soft-soled sports shoes must be worn at all times. Bare feet are strictly prohibited.
- Proper attire must be worn. Jeans, cut-off shorts and bathing suits are not permitted.
- Limit your workout to one (1) hour if other residents are waiting.
- No food permitted.

**POOL:** Hours of operation: Daily - Daylight to Dusk. The pool is licensed for DAYLIGHT USE ONLY.

- No children under the age of 16 are permitted in the pool or on the deck without direct parental or adult guardian supervision.
- Shower prior to entering pool to remove suntan oils and body lotions.
- Towels are required and may not be used to reserve chairs.

- No glass in the pool, on the pool deck or surrounding areas of the pool.
- Keep food and drinks ten (10) feet from the pool edge. Dispose of all debris properly.
- No running, pushing or boisterous play is permitted.
- NO DIVING. PERMITTED.
- Headphones are required for radios and CD players.
- NO PETS PERMITTED.
- Floats are not allowed.
- Diapered children MUST wear rubber pants.
- POOL CAPACITY IS LIMITED TO 31 PERSONS.

The following are modified excerpts from the Vistas and Horizons Declarations of Condominium:

12.1 Units. This is a residential Condominium, and therefore, each of the Units shall be occupied only as a single family residential private dwelling by no more than four (4) persons in a two bedroom unit and six (6) persons in a three bedroom unit at any one time. No Unit may be divided or subdivided into a smaller Unit. Subject to the provisions of the Rules and Regulations, small household pets may be kept by Unit Owners within the Units. Such pets may not be kept, bred or maintained for any commercial purpose or in numbers deemed unreasonable by the Board of Directors.

12.3 Nuisances. No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage are allowed to accumulate nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance upon the Condominium Property.

12.5 Leasing of Units. Entire Units may be rented provided the occupancy is only by the lessee, his family and guests. No rooms may be rented. A Unit may not be leased or rented by the respective Unit Owner thereof to Transient Tenants. No lease shall be for a period of less than one (1) year, and a Unit Owner may not have more than two (2) leases per year. The lease of any Unit shall not release or discharge the Owner from compliance with any of his obligations and duties as a Unit Owner. Any such lease shall be in writing and provide that all of the provisions of the Declaration and Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration of Condominium and Bylaws, and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant, which covenant shall be an essential element of any such lease or tenancy agreement. In the event a Unit is occupied by a person or persons other than the Unit Owner, such Unit Owner shall not be entitled to utilize the recreation facilities of the Condominium during the period of such occupancy.

12.6 Signs. No sign shall be displayed from a Unit or from the Condominium Property.

12.7 Prohibited Vehicles. No commercial trucks or vans or other commercial vehicles shall be permitted, except such temporary parking as provided for such purpose as may be necessary to effectuate deliveries to the Condominium, the Association, Unit Owners, or residents. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. It is not intended that such noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property only with the written consent of the Board of Directors of the Association.

12.11 Alteration of Exterior Appearance. No reflective film or other type of window treatment shall be placed or installed on the inside or the outside of any Unit without the prior written consent of the Board of Directors. All such window treatments, if approved, shall have an exterior appearance of white. Any alterations, decorations, repairs or replacements which have an effect on the exterior appearance must be first approved by the Board of Directors.

12.12 Use of Property. No articles shall be hung or shaken from the doors, windows, or balconies, no articles shall be placed upon the outside window sills, or outside of balcony railings of the Units. Balconies are not to be used for storage.

12.13 Charcoal Broilers, etc. Charcoal grills, small open flame burners or electric grills are not permitted to be used on the patios in the Vistas. Charcoal grills, small open frame burners or electric grills are not permitted to be used on the balconies of the Horizons or any of the Common Elements.

12.14 Storage Areas. All storage must be kept inside the Unit. Fire regulations prohibit the storage of gasoline, paint, or any combustible items presenting a fire hazard. Common Elements cannot be used for storage purposes.

12.15 Refuse. All refuse shall be disposed of with care and in containers intended for such purpose. All trash must be contained in plastic trash bags, and secured and placed in the trash compactor.

12.16 Garage Doors. Garage doors must remain in the down position at all times, unless entering or exiting the garage.