

AMENDED RULES AND REGULATIONS
FOR THE
STONE CREEK MEADOWS CONDOMINIUM ASSOCIATION

Pursuant to the Declaration for the Stone Creek Meadows Condominiums, the Board of Directors (hereinafter the “Board”) of the Stone Creek Meadows Condominium Association (hereinafter the “Association”) has adopted the following Amended Rules and Regulations to govern the use and enjoyment of the Stone Creek Meadows Condominiums (hereinafter the “Property”) in order to insure the highest possible standard of living experience within the Property. As used in this document, the word “Property” includes all condominium units and all general and limited common elements. In order to accomplish the Board’s objective, it is essential that every owner, tenant, guest, licensee, invitee and employee adhere strictly to these Amended Rules and Regulations.

1. Uses: The Property shall be used for residential purposes only and for services, activities and recreation in conjunction with such residential uses.
2. Lease Requirements: Any owner of a condominium unit shall have the right to rent his or her unit upon such terms and conditions as he or she may deem advisable, subject to the following:
 - a. Any such rental must be subject to a written lease that must provide that the lease is subject to the terms of the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and Policies and Procedures and any and all other rules, policies and covenants adopted by the Association (collectively hereinafter the “Governing Documents”).
 - b. Only an entire condominium unit may be leased, not any portions thereof, and no parking space may be leased separately. All tenants who occupy a unit must be named on the lease for the entire unit.
 - c. Any failure to comply with the terms of any of the Governing Documents will be a material default under the lease enforceable by the Association.
 - d. Each owner must keep the following on file at the offices of the Association or such other location as the Board may determine:
 - i) a copy of any current lease between that owner and his or her tenant(s) as well as the tenant’s(s’) phone number(s), mailing and email address(es), if any;
 - ii). A copy of the current Rules and Regulations signed by all tenants.
3. Insurance: Nothing may be done within the Property that might result in an increase in the premiums of insurance obtained for any portion of the Property or that might cause cancellation of such insurance. If an owner makes a claim against the Association’s insurance policy, the owner may be charged any out-of-pocket insurance charges billed to the

Association, including but not limited to, the full amount of the deductible. The Board will make this determination after review of the specific circumstances surrounding the claim.

4. Violation of the Law: Nothing may be done within the Property that would be in violation of any statute, rule, ordinance, regulation, policy, procedure, permit or validly imposed requirement of any governmental entity.

5. Pets:

a. An owner of a unit may keep one dog, one cat, or other domesticated household animal as a pet so long as such pet does not become a nuisance to any other owner. Any variance from the number of pets permitted above must be approved by the Board on a case by case basis. No tenant may keep a pet except upon the written authorization of the Board based on a determination made on a case by case basis. Any pet must be under the direct control of its owner whenever such pet is on the Property outside of its owner's unit.

b. The Board, Property Manager or any owner may summon any appropriate authority to enter the general common elements, including but not limited to, any balcony, deck or storage closet to remove any pet running free in the general common elements.

c. If a pet is determined by the Board to be a nuisance, to cause a repeated disturbance, or to exhibit behavior that constitutes a threat to the safety and well-being of any individual on the Property, such pet shall be removed from the property upon 24 hours written notice to the pet's owner.

6. Garbage, Trash and Recycling: The Association has provided outside garbage, trash and recycling containers located in 2 sheds on the eastern edge of the Property. Only ordinary household garbage, trash or recycling material may be disposed of therein. All garbage must be placed in an appropriate container and, along with trash, disposed of in the large dumpster in the garbage shed. All recycling must be disposed of in the appropriate marked containers in the garbage shed. The garbage shed door must be kept closed and bolted at all times. Disposal of large items such as furniture, mattresses or construction waste must be arranged for with the Property Manager and may not be placed in the sheds.

7. Decks and Balconies: No person subject to these Rules and Regulations may store any items or material on any deck or balcony other than:

- a. Outdoor furniture;
- b. A gas (propane) grill;
- c. Firewood, stacked in the accepted cord fashion, not to exceed
 - i) One cord on a ground level deck;
 - ii) One quarter cord on a second and or third floor balcony.

No additional lighting may be installed on any deck or balcony except with the written permission of the Board.

8. Garage/Common Entry Doors: All Garage doors and all common entry doors should be closed at all times. A key for any exterior door with a lock must be provided to the Property Manager for use in an emergency.

9. Parking:

a. There is one parking place in front of each unit that is reserved for that unit. Other owner/tenant/guest cars may park in the open spaces opposite the buildings.

b. No commercial type of vehicle, except pickups and vans, and no recreational vehicle may be parked or stored within the Property. A recreational vehicle shall include, for purposes of these Rules and Regulations, motor homes, motor coaches, buses, camping trailers or trailers of any kind. Any vehicle not complying with these Rules and Regulations may be towed at the vehicle owner's expense at the option of the Board.

c. During the months of November through March, parked vehicles must be moved after every significant snowfall that requires plowing. Any vehicle belonging to an owner or tenant who is out of town for an extended period must be parked in an area approved by the Board unless arrangements are made to have the vehicle moved as provided above and the Property Manager has information as to the location of a key.

10. Antennas/Satellite Dishes: The location of any exterior antenna, satellite dish or other receiver or transmitter of any sort for television or other purpose on the Property must be approved in writing by the Board, as determined on an individual basis.

11. Exterior Decorations: No person subject to these Rules and Regulations may hang from, drop from or affix to any window, door or general common element any sign or other item without the prior written approval of the Board.

12. Maintenance of the General Common Elements: Any person subject to these Amended Rules and Regulations who observes a condition within the general common elements that requires Association maintenance should report that condition to the Property Manager during office hours. Any condition that requires emergency attention should be reported immediately to the Property Manager.

13. Noise and Nuisances: The condominium buildings contain limited sound proofing. All persons subject to these Rules and Regulations must respect the peace of their neighbors. No sound may be emitted from any part of the unit or other part of the Property that is unreasonably loud or annoying. No light may be emitted from any unit or other part of the Property that is unreasonably bright or causes unreasonable glare.

14. Fire Extinguishers: In order to comply with fire insurance requirements, each owner should keep within his or her unit an operable UL listed multi-purpose dry chemical fire extinguisher. Yearly testing and certification of such extinguisher is recommended.

15. Abandoned Personal Property: Any personal property that is left in or on any general common element may be presumed abandoned and may be disposed of by the Property Manager after written notification of the Board at no liability to the Association.

16. Additional Rules: Pursuant to the Declaration, the Board may issue such additional Rules and Regulations from time to time as the Board may deem necessary for the safety, care, cleanliness and maintenance of the Property, as provided in the Policy on Adoption and Amendment of Policies, Procedures and Rules adopted concurrently with these Amended Rules and Regulations.

17. Fines: After 15 days written notice, willful and negligent disregard for any of the above Rules and Regulations by an owner, tenant, guest, invitee, licensee or lessee may result in the owner of the offending unit being fined or otherwise penalized at the discretion of the Board pursuant to the Policy on Enforcement of Governing Documents adopted concurrently with these Amended Rules and Regulations, and, if the Association retains counsel to assist in the enforcement of the same, assessed legal fees and costs.

The undersigned has/have read and fully understand(s) all of the foregoing Rules and Regulations. I/We understand that, if I/we am/are a tenant, any failure to observe the foregoing Rules and Regulations will result in a material breach of my/our lease.

Unit # _____

Owner(s): _____

Print Name(s)

Signature(s)

Date signed: _____

Tenant(s): _____

Print Name(s)

Signature(s)

Date signed: _____

SCHEDULE A

Services Provided by the Association That are Paid For Out of the Periodic Assessment

1. Lawn and grounds care.
2. Snow removal from roads, sidewalks and parking areas that are part of the general common areas.
3. Removal of garbage, trash and recycling material from the sheds.
4. Water and sewer service.
5. Lighting of general common areas.
6. Administration, bookkeeping, legal and audit expenses.
7. Insurance, as more fully described in paragraph 9 of the Declaration.
8. Heating of, and provision of hot water to, units and certain general common elements.
9. All other ordinary maintenance, repair work, and services related to the general common elements that may be necessary.

The services set forth above are the services currently provided by the Association. The Association may, from time to time, add to or subtract from the list.