

RULES AND REGULATIONSSTONE CREEK MEADOWS CONDOMINIUM ASSOCIATION

Pursuant to the Declarations of the Condominiums of Stone Creek Meadows the Board of Directors ("Board") of Stone Creek Meadows Condo Association ("Association") has adopted the following Rules and Regulations to govern the use and enjoyment of Stone Creek Meadows Condominiums ("Project"). The word "project" includes all condominium units and the general common elements. Every employee, invitee, lessee and licensee shall adhere strictly to these Rules and Regulations. The Board desires to insure the highest possible standard of living experience within the project. In order to accomplish that objective the Board must have the cooperation of all persons subject to these Rules and Regulations.

1. Use: The project shall be used for residential purposes and for services, activities and recreation in conjunction with such residential use.
2. Lease Requirements: Any owner of a condominium unit shall have the right to lease his condo unit upon such terms and conditions as he may deem advisable, subject to the following:
  - a) Any lease shall be in writing and shall provide that the lease is subject to the terms of the Declaration, the Articles of Incorporation and Bylaws of the Association Rules and Regulations.
  - b) Only an entire condominium unit may be leased, not any portions thereof, and no parking space may be leased separately.
  - c) Any failure to comply with the terms of the Declaration, Articles of Incorporation or Bylaws or these Rules and Regulations shall be a material default under the lease enforceable by the Association.
  - d) Each owner shall keep on file at the offices of the Condominium Association:
    - 1) a copy of any current lease between that owner and his tenant as well as tenant's phone number and mailing address;
    - 2) a copy of the current Rules and Regulations signed by the tenant.
3. Insurance: Nothing shall be done within the project which might result in an increase in the premiums of insurance obtained for any portion of the project or which might cause cancellation of such insurance.
4. Violation of the Law: Nothing shall be done within the project which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body.

5. Pets:

- a) No animals of any kind shall be raised, bred or kept within the project except that dogs, cats or other household pets may be kept by any owner of a condominium unit, provided that such owner shall keep his pet on a leash when outside his unit.
- b) The Association or any owner of a condominium unit may summon any appropriate authority to enter the general common elements, including, but not limited to, any balcony, patio or storage closet, to remove any pet running free in the general common elements.
- c) Any pet which in the opinion of the Board of Directors, causes a repeated disturbance or is objectionable in any way shall be removed from the project permanently upon 24 hours written notice to the pet's owner.
- d) No tenant may keep a pet within the project.

6. Trash and Unsightly Uses: The Association has provided outside garbage containers. The containers are located adjacent to the parking areas. All garbage shall be placed in sealed plastic bags and disposed of in the garbage containers provided. Lids should be closed at all times.

7. Patios and Balconies: No person subject to these Rules and Regulations shall store, display or dispose of any items or material on any patio or balcony other than:  
a) outdoor furniture and  
b) firewood, not to exceed one cord, stacked in the accepted cord fashion.

No additional lighting shall be installed on any patio or balcony except with the written permission of the Association.

8. Garage/Common Entry Doors: All garage doors should be closed at all times as well as all common entry doors into heated halls.

9. Parking/Owners: There is one parking place in front of each unit that is reserved for that unit. Other owner/guest cars may park at either end of the buildings.

10. Parking/Abandoned Vehicles: No commercial type of vehicles, except pickups and vans, and no recreational vehicles shall be parked or stored within the project. 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 shall be towed at the vehicle owner's expense at the option of the Association. During the Winter, vehicles must be moved after every snow plow.

11. Antennas: No exterior television or other antenna of any sort shall be placed, allowed or maintained upon any portion of the general common elements.

12. Exterior Decoration: No person subject to these Rules shall hang from, drop from or affix to any window, door, or general common element any item without the prior written approval of the Association.
13. Maintenance of the General Common Elements: Any person subject to these Rules who observes a condition within the general common elements that requires Association maintenance should report that condition to the Association office during office hours. Any condition that requires emergency attention should be reported immediately to the Association office.
14. Noise and Nuisances: The condominium buildings contain limited sound proofing. All persons subject to these Rules and Regulations shall respect the peace of their neighbors. In no event shall any such person play musical instruments, shout or operate audio equipment that might be heard outside that person's condominium unit.
15. Fire Extinguishers: All owners shall keep within their unit a UL listed multi-purpose dry chemical fire extinguisher. This is in accordance with the Association's Insurance requirements.
16. Personal Property: Any personal property that is left in any general common element may be presumed abandoned and will be disposed of by the Association at no liability to the Association.
17. Additional Rules: Pursuant to the Declarations, the Board of Directors 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 condominium project.
18. Fines: After 30 days written notice, willful and negligent disregard for any of the above Rules and Regulations by owner or tenant may result in the owner of the offending unit being fined at the discretion of the Board of Directors for a monthly amount up to \$200, plus the cost of actual damages. Continuous and repeated violation for longer than a year may result in the fine being raised to \$1000 per month. Unit owners with tenants who violate the above are responsible for charging any fines levied by the Association as a result of adverse tenant behavior back to their tenant. It is an individual owners responsibility to inform and enforce the rules on their tenants.

The undersigned has read and fully understand all of the foregoing Rules and Regulations. I understand that any failure to observe the foregoing Rules and Regulations will result in a material breach of my lease.

Property: \_\_\_\_\_  
Unit No.: \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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\*Condensed Version

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