

## STONEHAVEN MANOR CONDOMINIUM ASSOCIATION

### HOUSE RULES

**AMENDED AUGUST 2009**

The following House Rules have been developed to insure harmonious living within Stonehaven Manor Condominium Association. All present and future owners, tenants, and occupants of any home within Stonehaven Manor Condominium Association are subject to these rules. Any person who purchases, leases, rents, or occupies any unit thereby agrees to abide by the covenants, conditions, and restrictions as set forth in the Declaration, Bylaws, and these House Rules.

#### **VEHICULAR**

All residents (owners/renters) are required to park only in their garage or their own driveway.

The sidewalk side, including the sidewalk itself, of Galloway Loop is a **No Parking-Tow Away** zone, strictly enforced.

No parking on grass, sidewalks, gravel, posted, or any other non-asphalt surface- those who do will be **towed without warning**.

Any vehicle parked on the street blocking snow removal will be **towed without warning**.

Residents utilizing any of our three guest parking areas as over-flow parking are subject to **towing without warning**. Vehicle owners utilizing guest parking in excess of five (5) cumulative days are considered residents- not guests. Special arrangements can be made via the property manager during office hours prior to visits exceeding 5 days.

Any vehicle parked in a posted no parking area is subject to **immediate towing**.

The Association assumes no responsibility for costs, losses, or damages as a result of a vehicle being towed.

No wrecked, inoperative, vandalized, or otherwise derelict appearing vehicles and no campers, RVs, 5<sup>th</sup> wheels, boats, snow machines, ATV's, commercial vehicles, or trailers may be parked or stored on the street or any other common or limited common elements of the Association. The exception is Campers, RV's, 5<sup>th</sup> wheels, boats, snow machines, and ATVs, which are allowed in the resident's driveway for no more than 12 hours before and after an excursion, for loading and unloading purposes.

Vehicles not used at a minimum of once every 30 days are considered stored vehicles. There are to be no stored vehicles on the property.

Please observe a 15 mph speed limit.

## **PETS**

Pets are limited to two dogs or two cats or one dog and one cat.

Pets must be leashed and under the control of a person able to handle the animal at all times.

Pet owners must pick up after their pets immediately.

## **EXTERIOR**

The outside storage of personal items, including trash cans, is not permitted.

Trash shall not be set out earlier than the morning of pick-up. Trash cans or **secure** bags required. Trash cans shall be put inside no later than the evening of trash pick-up. If unable to remove cans by 10 PM, consider secure disposable trash bags.

Municipal noise ordinance, to include barking dogs, strictly enforced.

All exterior modifications require Board approval prior to work taking place (i.e., but not limited to banners and flags, screen doors, satellite dishes, fencing, deck enlarging, etc). Home sized American Flags flown from decks and white framed sliding screen doors fitting existing doorframes do not need approval.

Only one size sign advertising a unit for sale or for rent is permitted (not to exceed 5-feet). No political, security, or other signs.

Holiday decorations and lights may be hung after Thanksgiving and removed by 31 January. **Small clear white lights only** may remain up throughout April

## **ENFORCEMENT POLICY**

Upon evidence of an infraction of the Covenants, Bylaws, or House Rules, either by written complaint or by physical inspection of the community, a "violation compliance" letter will be issued.

The homeowner will be allowed ten (10) days to take corrective action. If additional days are required, a written waiver request outlining the reason for additional time along with a compliance date must be submitted for consideration. Waivers may be granted on a case by case basis, depending on circumstances.

If the homeowner fails to take corrective action within the ten days, the initial assessment will be implemented. A notice of assessment implementation will be sent to the homeowner.

If the homeowner fails to take corrective action after the initial assessment a daily or weekly (depending on the infraction, see below) assessment will commence and continue until such time as the infraction is corrected.

Vehicular- Towing as already defined or a \$50.00 fine for the first offense and \$100.00 for any offense thereafter. [Remind your guests of Stonehaven's parking restrictions!](#)

Guest Parking areas in excess of five days-Ticket reminder on the sixth day, \$50 a day fine thereafter.

Boats, trailers, recreational vehicles parked overnight will receive a warning ticket and a \$50 a day fine thereafter.

Junk, inoperable, or vehicles not used on a regular basis will receive a warning ticket and a \$50 a day fine thereafter.

Pet Clean up-Automatic cost of clean-up plus \$50 and doubling with each subsequent offense.

Garbage cans-First offense, warning; subsequent offenses, \$25 and doubling with each subsequent offense.

Quiet Hours, to include dogs-First offense, warning; subsequent offenses, \$100

Exterior Modifications-First offense- warning/request for design application submittal; subsequent \$100 per week until approved.

Other Miscellaneous-First offense, warning; subsequent offenses, \$50 or appropriate to danger/severity of offense.

The Board of Directors may choose one or more of the following processes (consultation with legal counsel may be required).

**Mediation** (where the homeowner sits down with the Board and a 3<sup>rd</sup> party acts to bring the 2 sides to a working solution),

**Vacated decision** (where the Board agrees by majority vote that the owner's argument has merit and they vacate their previous decision for a new solution),

**Lien action** (where the Board leaves the fine in place) and in extreme cases;

**Legal action** (where the Board enlists the help of an attorney to get compliance).

All correspondence must be submitted to the managing agent for individual lot files, issuance of resale certificates, inquiry and follow-up assistance.

The policies, fine schedule, and appeal process may be amended by the Board of Directors. Implementation of amendments will take effect 30 days following notification to the Association members.

Fine assessments are considered an enforceable lien on your property, per Alaska Statute: Declaration, Article XVI, Section 16.3-Lien; (per Common interest Ownership Act, Chapter 34.08 Alaska Statute)

Duly Adopted: August 2009