

STONEWATER HOME OWNERS RULES & REGULATIONS

The following Rules & Regulations have been adopted by the Board of Directors under the authority granted by Article VII, G (10) of the Declarations of Covenants and Restrictions. Mostly, they contain excerpts from the Declarations, with specific sections in Article VIII noted so that the complete controlling provision can be reviewed. Should there be any conflict between these Rules & Regulations and the Declaration, the language of the Declaration prevails.

<u>Contents</u>	<u>Page</u>
A. Building and Grounds Restrictions	2
B. Leasing	3
C. Signs/Flags	3
D. Pets	3
E. Vehicles, Motorcycles, Snowmobiles & Parking	4
F. Trash Removal	4
G. Garage Doors	4
H. Patio & Deck Furniture & Equipment	5
I. Modifications of the Common Elements	5
J. Property Additions	6
K. Planting of General Common Elements	7
L. Late Charges	7
M. Completion of Residence Grounds	7
N. Reporting Violations-Enforcement Procedures	7
O. Fines	7
P. Speeding	8
Q. Bubblers	8
R. Mail Boxes	8
S. Lake Usage, Boat Launches and Boat Storage	8

Whenever any reference is made to one gender, the same shall include a reference to either or both genders where appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where appropriate.

Building and Ground Restrictions

- (1) No residence shall be used for other than residential purposes, and the Common Elements shall be used only for purposes consistent with such use.
- (2) No immoral, improper, unlawful or offensive activity shall be carried on in any residence or upon the Common Elements, nor shall anything be done which may be or become an annoyance or nuisance to any Owner, nor shall any unreasonably noisy activities be carried on in any unit or Common Elements. No Owner shall do or permit anything to be done or keep or permit to be kept in his residence or Common Elements, anything that would increase the rate of insurance on the Complex.
- (3) Each Owner shall maintain the site and residence owned and any Common Elements for which he has maintenance responsibility in a safe, clean, and sanitary condition including mowing grounds timely to provide a neat appearance. Each Owner shall also use due care to avoid damaging any of the Common Elements, including, but not limited to, the communication, water, gas, plumbing, electrical or other utility conduits and systems, and any other Common Elements in any residence which are appurtenant to or which may affect any other residence. Each Owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by the Owner or his family, guests, agents or invitees, unless such damages are covered by insurance carried by the Association, in which case responsibility shall be limited to the extent of the deductible amount. Any costs or damages to the Association may be assessed to and collected from the responsible Owner as an additional assessment.
- (4) No Owner shall use, or permit the use by any occupant, agent, employee, invitee, guest or member of his family of any firearms, darts, air rifles, pellet guns, BB guns, bows and arrows, slingshots or other similar dangerous weapons, projectiles or devices anywhere within the Complex.
- (5) Sidewalks, yards, landscaped areas, driveways, roads, parking areas, and porches shall not be obstructed in any way, nor shall they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, portable game equipment, athletic equipment, boats, chairs or benches may be left unattended on or about the General Common Elements. Use of any of the Common Elements may be limited to such times and conditions as may be imposed by the Board of Directors, who shall determine such use by duly adopted regulations.
- (6) The Common Elements (including Limited Commons) shall not be used for storage of supplies, materials, personal property, or trash or refuse of any kind, except as provided in the Association's Rules and Regulations. Trash receptacles shall be maintained by each Owner within his residence or within the areas designated by the Board of Directors, and shall not be permitted to remain elsewhere on the Common Elements, except for such periods as may be reasonably necessary to permit periodic collection of trash. In general, no activity shall be carried on, and no condition maintained by an Owner either in his residence or upon the Commons, which spoils or adversely affects the appearance and enjoyment of the Complex.

B. LEASING (Sec. 8.5)

(1) An Owner may enter into a lease of his residence for the same purposes as set forth in Section A, provided that such lease is for the entire residence and for an initial term of not less than Twelve (12) months. Owners desiring to lease shall supply the Association with a copy of the lease at least ten (10) days prior to executing the lease.

(2) An Owner who leases his residence is responsible for informing the lessee of the Applicable Covenants, Bylaws, Rules & Regulations, and Restrictions (parking, pets, planting, etc) The lease form must include a provision (available from the Managing Agent) stating that the lessee has read the Association's documents and agrees to abide by them.

C. SIGNS (Sec. 8.2 (g))

Signs and Flags. Except for such signs, flags, and banners as may be posted by the Declarant or a Builder (as permitted by the Declarant) for promotional or marketing purposes or by the Association, no signs, flags or banners or any character shall be erected, posted or displayed unless with the prior written approval of the Covenants Committee. An American flag and the flag of any one of the United States, may be flown in the size (no larger than 4 x 6), manner and place permitted by the Covenants Committee. No free-standing flagpoles are permitted, except as may be installed by the Declarant or a Builder during the Development Period or the association.

D. PETS (Sec. 8.20)

The subject of keeping pets is a highly emotional issue. Residents owning pets should recognize that their pets can become a nuisance to their neighbors if not properly controlled. No animal, other than normal house pets, shall be kept within any unit or on the Complex. No animal may be permitted to run loose at any time upon the Common Elements, and all animals shall be attended at all times by some responsible person while on the Common Elements. The following rules and regulations presently apply:

- (1) Pets are not allowed to run loose anywhere on the Complex at any time.
- (2) Pets must be walked on a leash.
- (4) The resident is responsible for immediately cleaning up their pet's droppings while they are in the Complex.

E. VEHICLES, MOTORCYCLES, SNOWMOBILES AND PARKING RESTRICTIONS (Sec 8.2 m & 7.6 a & b)

- (1) Residents are to park their cars and private use trucks and vans in their garage whenever possible. If space in the garage is not available, residents are to park their automobiles in their own driveway only. Any damage to the common elements from Owner or guest vehicles shall be repaired at Owner expense.
- (2) Residents are not to park on streets within the Complex unless absolutely necessary, and then only for short periods of time. In the event of a large number of guests, it is understood that these streets may be used for overflow parking, but the resident must provide instructions to park on one side of the street only, and not directly opposite from any driveways where collisions could easily occur
- (3) Trucks (i.e company logo or vans), trailers, boats, campers, snowmobiles, jet skis, Two wheeled motorized vehicle or vehicles other than automobiles that are property of residents may only be parked or stored in the Owner's garage.
- (4) Residents with motorized homes or campers who are preparing for departure or returning from an extended trip, may park in the driveway, but for a period not longer than 24 hours.
- (5) Commercial vehicles and trucks may be permitted in and about the Complex only while making deliveries or pickups in the normal course of business.
- (6) Vehicles parked for purposes of selling are prohibited.
- (7) Motorcycles are allowed on the complex roads, but motorcycles, and all off-road motorized vehicles, including snowmobiles, are prohibited on all General Common Elements.
- (8) Overnight parking on the streets is prohibited. Vehicles of any sort, other than automobiles or non-commercial trucks must be parked in the owner's garage.

F. TRASH REMOVAL (sec. 8.2 h)

- (1) Rubbish is usually collected (1) on Monday. Residents are not to place trash for collection before 6:00 p.m. prior to collection day. Trash receptacles are to be stored in garage when possible. If they are stored outside they must be screened from street view with additional landscaping or appropriate screening. Receptacles must be brought from the curb no later than midnight the day of collection.
- (2) In the event of a weekday holiday, collection will be made one day later than normal pick-up.
- (3) Trash should be packaged, tied securely, and conform to Township trash policies.

G. GARAGE DOORS

For both aesthetic and security reasons, garage doors are not permitted to be kept open if the Resident of the unit is not in attendance. If the Resident is actively engaged in gardening work, or other activity which requires frequent access to the garage, the garage door may be kept open during the period this work or activity is being performed. However, this exception must also be ruled by the concept of reasonableness (i.e.) a garage door kept open all day, when the outdoor activity requiring frequent garage access is only occasionally or intermittently being performed, would not meet the test of reasonableness. Garage doors are also not to be kept in a partially raised position for the previously cited aesthetic and security reasons.

H. PATIO AND DECK FURNITURE AND EQUIPMENT

(1) No unsightly conditions shall be maintained around or under any patio or deck, and only furniture and equipment consistent with ordinary patio or deck use shall be permitted to be maintained there during seasons when reasonably in use, and no furniture or equipment of any kind shall be stored on patios, balconies or decks during seasons when patios or decks are not reasonably in use.

Specifically, the following are permitted:

- Tables and chairs designed for patio or deck use
- Umbrellas designed for patio/deck use
- barbecue grills
- Other items normally located on and designed for use on patios or decks, such as: planters, bird baths, garden benches, birdfeeders of a design that does not attract pigeons
- Gliders (similar to those for porches) or hammocks
- Heaters designed for outer patio use only

The following are not allowed:

- Furniture not designed or intended for patio or deck use
- Recreational or exercise equipment such as slides, monkey bars, etc.
- Any equipment (other than umbrellas designed for patio/deck use) having a height greater than five feet as measured from the floor of the patio or deck. (Includes frames for seating of any kind.)

(2) Furniture and equipment which may be left on patios, or decks during all seasons includes: barbecue grills (if permanently installed), planters, birdbaths, bird feeders, and garden benches (such as those constructed of cast iron).

I. MODIFICATIONS OF THE COMMON ELEMENTS

Rules and Regulations have been adopted which set standards, maintain the appearance and character of the Complex, and enhance the value of the entire community property. In establishing the regulatory framework, the Board tries to be as accommodating as possible to the creative desires of the Owners.

(1) Approvals

All requests for additions or modifications to buildings and grounds should be submitted to the Managing Agent. When appropriate, the Covenants Committee shall review requested projects with adjoining or opposite Owners should there be any question in their judgment regarding the infringement of view, access or when other neighborhood problems could be created.

(2) Codes and Permits

The Owner is responsible for obtaining the necessary building permits from the Township if planning on plumbing, heating, electrical, or building revisions. Before beginning any remodeling, it is advisable to check with the Covenants Committee, as approval may be needed before a permit is issued.

J. PROPERTY ADDITIONS

(1) Basketball Hoops (Sec. 8)

All basketball hoops shall have a clear backboard and on ground mounted black posts located at least 25 feet from the road and at least 5 feet from the site sideline. Net and post must be maintained free of rips and rust. Only one hoop per household is permitted.

(2) Television Antenna (Sec. 8.2 k)

No outside television or other antenna or aerial, saucer, dish, receiving device shall be placed on any site, unless the device is a mini dish not exceeding 18 inches in diameter and is fully screened from view and approved by the Board of Directors. Every effort shall be made to screen dish. Dish should shield if ground mounted.

(3) Dog Kennels

Dog kennels or runs or other enclosed shelters are not permitted.

(4) Outbuildings

No temporary structures, accessory buildings, mobile home, trailer, tent, shack, tool shed, barn, tree house, or similar structure shall be placed on any site at any time. Except for Developer or builders.

(5) Decks

a. Approval.

The Covenants Committee must approve addition of decks. Generally, a township permit must be obtained. This will require a site plan showing where the deck will set, structural layout of the deck, two elevations of the deck (front and side) and a list of material content.

b. Precautions

Before proceeding, either the Owner or contractor should take the necessary steps to prevent damage to the utility and cable television lines. This generally entails informing the utilities (Miss Dig) so that they can mark the line locations. Any damage that might be caused to the Complex as a result of the installation must be promptly repaired at Owner expense.

(6) Swimming Pools & Hot Tubs

No swimming pools or hot tub shall be erected or maintained on or in any site without prior written approval of the Board of Directors as to size location, materials, type of construction, including design of fencing required by the Township. Above ground pools are not allowed.

Permitted hot tubs shall be located in the rear of the residence, be fully screened with evergreen landscaping and shall extend no more than 12 feet from the residence. Hot tubs must include a cover that can be locked when the hot tub is not in use.

(7) Fences (Sec. 8.2 l)

No fence or wall of any kind shall be erected or maintained on any site without the express prior written consent of the Board of Directors.

(8) Playscapes or similar structures require approval of the Architectural Committee.

K. PLANTING OF GENERAL COMMON ELEMENTS

(1) Plantings may be installed by Owners on General Common Elements only upon written permission of the Board. All planting and edging installed by the Owner on the Common Elements are to be maintained by the Owner. The Owner is responsible for the restoration of the Common Elements to the original condition should the plantings be removed.

(2) Edging for plantings may be used, but must be installed flush with the common ground surface plane (grass stops, rubber, plastic, wood, or concreted ties, tile, brick, slate). Permanent installations such as poured concrete or cemented brick are not to be utilized.

L. LATE CHARGES

All assessments which remain unpaid as of ten (10) days after the due date will become delinquent, at which time a late charge in the amount of One Hundred Dollars (\$100.00) will be applied. If the delinquent balance along with any and all late fees is not paid in full within thirty (30) days after delinquency, the assessment shall bear interest from the date of delinquency at the rate of seven (7%) percent per annum. If no contrary direction is given the following will apply: first to cost of collection including attorney's fees, second to any interest charges and late fees, third to the amount in default.

M. COMPLETION OF RESIDENCE GROUNDS

Within 90 days of closing or occupancy, whichever is sooner, residence lawn areas shall be sodded. Should closing or occupancy occur after October 1 of any year, then sodding may be delayed until the following May 1.

N. REPORTING VIOLATIONS - ENFORCEMENT PROCEDURES

When a Homeowner or resident wishes to report a violation of the covenants or of these Rules, the violation should be noted in writing and delivered to association management company. The name of the person reporting the violation must be indicated or it will be ignored.

The Board of Directors has adopted the following policy relative to notification of violations. Up to two Notices may be sent when a violation occurs. The first Notice will request compliance. If compliance is not obtained, then a second Notice will indicate that a hearing will be held to allow offending Homeowners the opportunity to present evidence in defense of the alleged violation before fines are assessed.

O. FINES - \$25.00 PER DAY

If the Board decides that the Lot Owner has violated the Subdivisions CCR's and/or Bylaws, including any duly adopted Rules and Regulations, the Board in its discretion may issue a warning or levy/fines as follows:

- i. First Violation. Up to a maximum \$100.00 fine.
- ii. Second Violation. Up to a maximum \$250.00 fine.
- ii. Third Violation. Up to a maximum \$500.00 fine
- iv. Fourth Violation and subsequent Violations. Up to a maximum \$1000.00

P. SPEEDING

The Speed Limit within Stonewater is 25 mph and any homeowner who exceeds or permits other residents of the homeowners unit to exceed this limit may be fined according to the Notice and Hearing procedure referred to in Section N. above.

Q. BUBBLERS

Boats shall be removed from the water at the end of the season. The use of bubblers shall be prohibited as they cause additional risk by creating unnaturally thin ice.

R. MAIL BOXES (VII, R,3)

All mail boxes shall be of uniform size, color, and same design in compliance with the standards set forth by the CCR'S in accordance with post office requirements. It is the homeowner's responsibility for all repairs.

S. LAKE USAGE/BOAT LAUNCH AND BOAT STORAGE

Gasoline powered engines are not allowed on any lakes. Electric motors of 3 H. P. or less are allowed on Parkshore, Teal Lake and Stoneridge Lake. Spring Lake, Heather Lake and Mystic Lake are limited to non-motorized watercraft such as paddle boats and small sailboats.

Boat launches for Parkshore, Teal and Stoneridge Lakes open May 1 and remain open for boat delivery for two weeks. If a resident needs access they must call the management office 24 hours in advance during the week. It will not be opened on weekends unless it is arranged in advance the Thursday prior. In the fall gates are opened from October 1 through October 31 for boats to be removed from the lake. As in the spring if a resident need access after the gate is closed they will need to call the management company to arrange well in advance.

Pontoons may be stored on beaches during the winter but must be wrapped in **white shrink wrap** so they will blend in with the surroundings once the snow falls. Blue is not permitted.

IMPORTANT NOTICE:

Please be advised the Stonewater Homeowners Association has authority and legal right to ensure that all homes and grounds are properly maintained in all respects. If not corrected in a timely manner the Association intends to enforce compliance and the homeowner would be liable for any costs involved, including the hiring of a contractor to do this work. Also, if unpaid, fines than a lien would be levied against the home and owner would be responsible for actual cost, legal penalties and interest if applicable.