

STONESTHROW HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Dear Members and Resident of Stonestrow HOA. We take great pride in our community and feel sure that you will do the same. In order to keeps the community operating and looking its best, The Board of Directors asks that you follow the rules and regulations listed below. These rules ARE CONSISTENT with those outlined in the Stonestrow Covenants. If you have any comments or are unsure of a rule, please call Blue Atlantic Management.

Residential Purposes: All units shall be used for residential purposes, and all residents shall conform to city, county and state rules and regulations.

Nuisances: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. All residents shall conform to city, county and state rules and regulations.

Insurance: Each homeowner must carry insurance to cover the replacement cost of her/his unit in case of fire, etc. Proof of insurance must be provided to Blue Atlantic Management. A copy the cover page of the policy will suffice. The deductible must be paid by the homeowner in case of incident. Since repairing and rebuilding will be handled by the Stonestrow Board of Directors, proceeds from insurance policies must be placed in a separate Stonestrow Repairing/Rebuilding Account, this account will be set up by the Board of Directors in case of incident.

Vehicles: No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have all such vehicles towed at the owner's expense. No homeowner may repair any vehicle, boat motor, motorcycle, or any type of motor in common areas, parking lots, or driveways. Washing of the vehicles are not permitted on site.

Parking: Please see Parking Policy attached with other documents on the website.

Recreational Vehicles: No boat, motor boat, camper, trailer, motor or mobile similar type of vehicle shall be permitted in parking spaces at any time. All boats, trailers, and utility trailers shall be kept in the boat and trailer storage area only. Only two recreational vehicles are permitted with the proper parking sticker, any additional vehicles are subject to tow.

For Sale Signs: Real estate agents may post signs during "Open House" sessions as follows: One sign in front of residence; one sign at Stonestrow entrance for the residence. 2 signs total, signs may only be displayed during "Open House" sessions and must be removed when session is over.

Animals: Two (2) pets per household. Dogs, cats, or other household pets may be kept and maintained provided that they are not kept and maintained for commercial purposes. Dogs are not allowed to run free and must be properly leashed and escorted; at all times when they are outside the units. Owners must remove any pet feces. If any pet shall be determined by the Board of Directors to be a nuisance, the Board shall have full authority to have such pet permanently expelled from the properties.

Outside Antennas: No outside radio or television antennas or satellite dishes shall be erected on any lot or dwelling unit within the properties.

Exterior Lights: All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white, yellow or non-frost lights or bulbs.

Garbage /Trash: All garbage and trash shall be kept in appropriate garbage containers and stored in the fenced / designated areas. Please replace deteriorated containers.

Outside Storage: No storage of doors, screens, lumber, or any other storage is allowed in common areas outside your patio fence. Firewood must be stored 1 ft. from any fence or wall ,to prevent termite infestation. If stored outside the fenced area, it must be stacked on raised supports. All rotted should be disposed of as trash.

Propane Tanks: Propane tanks must be blocked from view from common roads. Location of tanks must comply with City Building Codes. For specific details on methods to conceal, please call Blue Atlantic Management at 910-392-3130..

Yard Sales: Yard sales are strictly prohibited at individual units. Homeowner(s) may reserve the clubhouse for a yard sale with appropriate fees to be paid by the participant(s). The tennis area (fenced) may be used for yard sales. Reservations made with Blue Atlantic Management. No fee for use of court.

Speed Limits: Drivers are requested to drive with extreme caution on all roads and common areas. The speed limit is 15 miles per hour.

Washing Cars: Washing of cars should be done in the clubhouse parking lot next to the pool. It may be necessary to bring your own hose.

Clubhouse Rental: Homeowners may rent the clubhouse by contacting Blue Atlantic Management². Renters must have written permission from their homeowner to rent the clubhouse.

Owners who do not reside in their townhome and have it occupied and/or rented by a "tenant" remain responsible for the tenant's full compliance with the rules and regulations of the Stonestrow Home Owners' Association (HOA). A "tenant" herein is defined as a non-owner, whether family member, relative, friend, acquaintance, and/or lessee, who lives in a Stonestrow townhouse. Within 30 days of tenant's occupancy, the HOA management company must receive a copy of the following documents: 1) lease or other document authorizing the tenant(s) to occupy the unit; 2) a signed statement that tenant(s) occupying the unit have read and agreed to abide by the Associations' rules and regulations; and 3) contact information for tenant(s) such as names, contact numbers, and email address."