

STONERIDGE ASSOCIATION

Rules and Regulations

Reviewed and Updated
April 2017
By
Stoneridge Association Board of Directors

STONERIDGE ASSOCIATION

Rules and Regulations

The Board wishes to foster a community of friendly, cooperative neighbors who respect the rights of others. In order to avoid misunderstandings and to ensure uniformity of administration of maintenance of common areas and residential units of the Stoneridge community the following rules and regulations have been established to preserve the values and amenities of our neighborhood. It is the hope of the Board that compliance and a sense of neighborliness will prevail in our community. It is the responsibility of Stoneridge owners to inform their visitors and guests of rules and regulations that may infringe on their neighbors.

MONTHLY MAINTENANCE FEE

Monthly fees are due on the first day of the month without written notice, and are considered late if not paid by the 10th of the month. Fees should be paid directly to the management company as follows.

By mail

Allenton Management
P.O. Box 3250
Durham, NC 27715

Or

In person

Allenton Management
3500 Westgate Drive,
Suite 800
Durham, NC 27707

Direct draft service is available and the form is
available from Allenton Management at (919) 490-9050 or at www.allenton.com

VEHICLES AND PARKING

1. No unlicensed and inoperable vehicle, truck of more than one and one-half tons gross weight, boat, RV, trailer, etc., is to be operated or stored in Stoneridge development. (This includes go-Karts.)
2. **PARKING RIGHTS:** Per the Covenants of Stoneridge Association, ownership of each Stoneridge unit shall entitle the Owner or residents thereof to the use of not more than two parking spaces for approved vehicles unless the owner has constructed additional parking spaces at their own expense with Board approval. An approved vehicle shall include any conventional automobile, pickup truck, van or motorcycle specifically designed and manufactured for passenger use only. Commercial vehicles of any type are specifically prohibited in any residential area, except service vehicles.
3. **SPEED LIMIT:** The speed limit shall be 15 MPH throughout Stoneridge development. The neighborhood has many walkers, joggers, small children, older individuals, and dog walkers so for the safety of everyone it is critical not to speed in the area.
4. **VISITOR PARKING:** Visitors are to park in visitor parking spaces around the island between Stoneridge Circle and Stoneridge Place and other spaces designated for this purpose. Overflow parking should be directed to Colony Road. Keep in mind that parking is not allowed within 25 feet of an intersection and must be at least 15 feet from a fire hydrant. As

per the Covenants of Stoneridge excess parking areas beyond those allocated to owners shall be non-exclusively available for the owners, other owners, tenants, invitees, and licensees of the general public.

5. No on-street parking is allowed along Stoneridge Circle and Stoneridge Place (this includes parking behind vehicles in owner spaces). Our streets are private and not officially dedicated as fire lanes, but the fact remains that access by fire trucks and other emergency vehicles would be seriously compromised if vehicles are parked along the streets. The Stoneridge Association Board reserves the right to enforce towing, at the owners or residents expense, for any of the above parking violations.

POLICY REGARDING MODIFICATION OF EXTERIOR OF INDIVIDUAL UNITS

Exterior Modifications requiring Stoneridge Association Board Approval

The members of the Stoneridge Association wish to maintain the integrity of the exterior appearance of the individual units as well as of the neighborhood as a whole. In general, any proposed exterior change should blend in and appear as if it were done as part of the original structure.

The Stoneridge Association takes care of painting of exterior siding and trim and reroofing on a regular maintenance schedule.

Modifications made by individual owners that require prior approval of the Board, are as follows:

- Additions or modifications of a unit exterior. This includes any modifications such as new windows, skylights, deck trellises, sheds, etc., as well as painting or staining of doors, railings, and decks.
- Structural modifications (other than roofs) such as screened or glassed-in porches that change the appearance of a unit.
- Significant landscape modifications of individual yards. This includes new terraces, retaining walls, fences, exterior sculpture, lighting, and new walkways.
- Repair or changes to individually owned parking spaces or additions of parking spaces.

Procedure for Requesting the Modification of the Exterior of an Individual Unit

Plans for changes in a unit's exterior appearance, yard, or parking space should be submitted to the Stoneridge Board of Directors in writing using the *Request for Architectural Approval* form. These forms may be obtained from any board member either as an email attachment or in hard copy form. An owner can proceed with making changes to their unit's exterior or landscaping only after receiving approval of the plan by the Stoneridge Association Board. The Board will not consider verbal requests.

The Board has the right to remove and/or repair any unauthorized changes to the grounds that an owner refuses to correct after being notified of such. The cost of the removal and/or repair will be billed to the owner.

Criteria Used to Decide on the Feasibility of Proposed Modifications

In making decisions regarding the feasibility of requests for modifications to the exteriors of individual units, the Board will consider the following criteria:

1. Does the change have an impact on an adjoining neighbor?
2. Does the change alter the building footprint?
3. Does the change use a different material?
4. Does the change adversely impact or encroach on the common lands?

Please direct any questions regarding the policy to the current President of the Board.

BUILDING EXTERIORS AND TRASH

1. Owners may not erect signs on the common grounds. One “for sale” sign can be erected directly in front of a unit that is for sale. Signs supporting political candidates can be placed discretely in front of a unit during the campaign period only. These should be removed immediately following the sale of the unit or end of the campaign.
2. Wood for fireplaces should be stacked neatly at least ten feet away from the unit to avoid problems with termite infestation. Do not leave wood on the decks for any length of time.
3. Resident’s barbecue grills, play equipment or other personal items should not be visible from the front of the unit.
4. Stoneridge has curbside trash and recycling pick up. The trash and recycling bins are the property of the City of Durham and Recycling Company. These should be put out only on the evening before and the day of the pick-up, which currently is Tuesday and recycling every other Tuesday. Yard waste placed in City containers (for which the owner has paid a fee) is picked up on Wednesday. If you are scheduled to be out of town on the regularly scheduled day, please ask a neighbor to put or remove these containers from the street. All trash, yard waste and recycling must be placed inside the appropriate container provided by the City of Durham. Also, shrubbery clippings and trimmed branches can be left at the island or in the front/back of the owner’s unit for removal by the Stoneridge maintenance crew.
5. **Trash Cans**: In between trash pick-ups, owners must store trash cans on their own land so that they are not visible from the front of their units. If owners currently have no way of storing trash cans out of sight, they must build a structure to do so. The Board must approve the plans before any new structures are built to abide by this regulation.
6. **Window Treatments**: Only curtains, drapes, shutters, or blinds may be installed as permanent window treatments. No homeowner or resident shall display, hang, store or use any clothing, sheets, blankets, laundry, flags or other articles inside or outside their home to cover windows or doors which may be visible from the outside of the home.
7. **Satellite Dishes**: A dish antenna one meter or less in diameter, designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, may be installed at your townhouse, provided there is no safety concern and that a request is submitted to and approved by the Stoneridge Board of Directors or the management company. Request must include the location and the method

of installation. Any costs or damages caused by the installation or removal of the satellite dish will be the responsibility of the Owner.

8. Yard Sales, including but not limited to, tag sales and estate sales are prohibited.

PETS

Keeping typical domestic pets is permitted when the following rules are observed:

1. All animals should be vaccinated and properly licensed with the City of Durham.
2. Animals are to be walked on leashes and curbed in areas other than those directly around each unit, the nature trail, the playground, and the Clubhouse. Individuals walking animals must clean up immediately after their pets and dispose of the waste in appropriate trash facilities.
3. Owners of animals are responsible for the actions of their pets. Damaged shrubbery will be replaced at the pet owner's expense if it is determined that the damage results from the dog being curbed at that shrub.
4. Animals are not to be tied or staked outside or left on decks without someone in attendance.
5. Individual owners who find stray dogs or cats on their property may report them as a nuisance to the Durham County Sheriff – Animal Services Division.

POOL

Pool Rules are distributed by Owners of Colony Hill. It is important to note that the pool is for the use of neighbors and their invited guests only.