

STONE CLIFF OWNERS ASSOCIATION

July 2009

We have seen some violations over and over...here are a few reminders for owners, tenants, and guests!

Garbage bins – cannot be seen from the street

CC&R Section 7.6, Unsightly Articles: No unsightly articles shall be permitted to remain on a Lot so as to be visible from any other Lot or the Common Areas. Refuse, garbage and trash shall be kept at all times in a covered, noiseless container, and any such container shall be kept within an enclosed structure or appropriately screened from view. No metals, bulk materials, scrap, refuse, or trash shall be kept, stored, or allowed to accumulate on any Lot except within an enclosed structure or when appropriately screened from view.

Weeds – must be removed from all lots

CC&R Section 7.10, Weed Control: Each Lot Owner shall, to the extent reasonably feasible, control the growth and proliferation of noxious weeds and other flammable materials on his Lot so as to minimize fire and other hazards to surrounding Lots, Living Units, the Common Areas, and surrounding properties, and shall otherwise comply with any applicable ordinances, laws, rules, or regulations pertaining to the removal and/or control of noxious weeds.

Landscaping – must be maintained in a clean and orderly condition

CC&R Section 6.1, Maintenance by Owners: Each Lot or Living Unit shall be maintained by the Owner thereof in a clean and orderly condition and in such condition as does not detract from the appearance of the Property and as does not affect adversely the value or use of any other Lot, Living Unit, or the Common Areas.

Trailers, Boats, etc. – must be parked in a garage

Section 7.3, Vehicles: Boats, trailers, campers, recreational vehicles and similar vehicles owned by the Owner and any residents of the Lot shall be parked only within the Lot of the Owner concerned. When parked within a Lot, such vehicles shall be kept in an enclosed garage.

Diapers in the Pool – are not allowed

R&R Common Areas, Pool Facility, Restrictions: Children requiring a diaper are not permitted in the pool or Jacuzzi.

Rentals – must be for at least 30 days and filed with F1 Property Management

CC&R 8.15, Lease: Any lease or rental agreement for any Living Unit shall be in writing and specifically subject to the provisions, restrictions, and requirements of this Restated and Amended Declaration, the Design Guidelines, the Plat, and the Articles. No lease shall be for a period of less than thirty (30) days...All leases must be filed with the property manager of the Association.

Fines – currently fines are assessed for violations according to the Schedule of Fines in the R&R

R&R, Schedule of Fines: First violation: Warning, with remedy time of at least 48 hours. Second violation: \$100 Fine, Third violation: \$500 Fine, Fourth and ongoing violations: \$1,000 Fine (exceptions are noted in the R&R). The Association attorney is currently reviewing all types of fines and the method in which they may apply.

Access – can be terminated to the common areas for nonpayment of assessments and violations of the governing documents. Guests must be accompanied by an owner at all times.

R&R, Common Areas, Tenants and Guests: Homeowners shall be responsible for the improper actions or damages caused by their residents, tenants or guests. All guests must be accompanied by an adult owner or resident.