

Stone Haven PUD

Rules & Regulations

Animals: All animals need to be registered with the HOA. Animals are to be kept on the interior of units provided they are two or less in total number per unit. The Unit owner shall not allow the Animal to leave the unit unless it is on a leash and accompanied by the unit owner. Exterior doghouses, doggie doors or runs are not allowed. Animals must be properly licensed and registered with the City of Smithfield.

Feces must be cleaned up immediately. Excessive barking howling, whining, harassing or threatening passerby's is not permitted.

Driveways: Driveways shall not be used for storage. No boats, recreational vehicles, four-wheelers, snowmobiles, trailers, junk vehicles, etc. shall be repaired in the streets or driveways of Stone Haven PUD. No motor vehicle, which is inoperable, shall be placed in parking areas. **No parking shall be permitted upon any roadway, any lawns or upon any sidewalks.** All violators will be booted or towed at owner's expense. **Visitor Parking stalls are for Visitors only.** All parking is enforced by Parking Enforcement LLC.

Exterior of Residences: The owner may not alter the exterior of any building without written consent of the Management Committee. Exterior trampolines and personal basketball hoops are not permitted. Private Hot tubs are only permitted on back patios within a gated and enclosed fence with prior approval from the HOA board. No locks are permitted on enclosed yards.

Holiday Décor: Exterior holiday décor can be displayed within 30 days of the holiday and must removed within 15 days after the Holiday. Christmas lights may be put up and powered on after November 1st and must be powered off by January 5th and taken down by the 1st of February. Holiday and celebratory décor may be placed in your own common area, including trees. The décor cannot obstruct the sidewalks, mowing, and snow removal. The décor must be in good taste.

Open Flame Cooking Devices. Charcoal burners and other open-flame cooking devices are allowed as long as they are operated at least 10 feet from combustible construction or fences. These items shall not be operated inside the garage or on the grass. When in use, it is recommended that a fire extinguisher be in close proximity.

Garbage and Debris: Each unit owner shall see that their yard is kept in clean sanitary condition. Garbage containers shall be returned into their garage the same day it is picked up by the sanitation services.

Hazard Insurance: The Home Owner Association maintains a blanket policy covering the entire project against loss or damage by fire or other hazards. This coverage does not include flood insurance. The coverage shall be 100% of the replacement cost. **NO PERSONAL ITEMS ARE COVERED IN THIS POLICY.**

Interior of Residences: Each Owner shall have the exclusive right to paint, repair, tile, carpet, and decorate interior walls, ceilings, floors, and interior doors.

Planting and Gardening: No fences, hedges or walls shall be erected upon any property except what was installed upon initial construction or as approved by the Association. No items shall be placed in or stored on the grass. Non-permanent garden boxes are permitted on your porch, porch steps and patio.

Over-the-Air Reception Devices. Installation/mounting of exterior receptors and/or related devices, such as a satellite dish or antenna, require Association permission. The Association may approve the placement of internet/data receivers from approved vendors, which are subject to change (currently Kelly Electronics and Wi-Fiber).

Signage: No Owner for sale signs, open house or other signs or banners are permitted on any unit or common area. No owner shall put signs or any kind of advertising in windows or on the exterior of their home.

Window Blinds and or Coverings: White Blinds are highly recommended. No plastic, sunscreen or reflective material, sheets, bedspreads, or any other similar materials shall be used on the interior or exterior of the windows.

Failure to adhere to these rules and conditions may result in a fine or other consequence deemed appropriate by the Association's governing board of directors.

These rules & regulations were approved and signed into effect September 9th, 2021