

**STONE RDIGE ASSOCIATION, INC.**

Policy Resolution No. 2020-1

**BOARD MEMBER, ACC, AND COMMITTEE MEMBER QUALIFICATIONS**

WHEREAS ARTICLE V, of the Bylaws defines the role of the BOARD OF DIRECTORS (Board), to make rules about Candidacy for Board office, ACC, and other members of nay Committee that are intended to improve and are reasonably related to the performance of the Board, ACC, and any committee member and will serve to protect its overall mission – protecting the best interests of the Stoneridge Association, INC

THEREFORE, BE IT NOW RESOLVED THAT the Board duly adopts rescinding all guidelines set forth in Policy Resolution No. 2019-1 for an individual to serve on the Board of Directors, ACC and any committee member for Stoneridge Association, Inc.

**RESOLUTION ACTION RECORDED**

RESOLUTION TYPE: POLICY

No. 2020-1

Pertaining to: Board Member, ACC and Any Committee Member Qualifications

Duly Adopted by the Board of Directors on: 4/16/2020

Motion by: Bernard Hughes

Seconded by: Tim Hardin

VOTES:

YES NO ABSTAIN ABSENT

Debbie Martini  
Debbie Martini, President

✓ — — —

Jeff Carter  
Jeff Carter, Vice President

✓ — — —

Bernard Hughes  
Bernard Hughes, Treasurer

✓ — — —

Tim Hardin  
Tim Hardin, Member at Large

✓ — — —

ATTEST:

Debbie Martini  
Debbie Martini, President

4/16/2020  
Date

FILE:

Book of Minutes: 4/16/2020

POLICY Number: 2

Resolution Effective: Immediately

**STONE RIDGE ASSOCIATION, INC.**

Policy Resolution No. 2020-2

**Restricted Parking Rights**

**WHEREAS**, ARTICLE IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the BOARD OF DIRECTORS of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of the front and rear yard space of each Lot and the Common Area, and

**WHEREAS**, ARTICLE V, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision regarding "Restricted Parking Rights" states that no boats, trailers, campers motorhomes, limousines, trucks, tractors or similar personal property owned by a Member, his/her guests, family members or tenants shall be parked within the right of way of any public or private street in or adjacent to Stoneridge Subdivision; nor shall any of these be parked on the Properties except in an enclosed garage or screened area approved by the ACC; and

**WHEREAS**, Policy Resolution 2008-8, "Restricted Parking Rights" states in addition, no inoperable or unlicensed automobiles may be regularly parked outside on the Lot or on the streets, and

**WHEREAS**, ARTICLE VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot.

**THEREFORE, BE IT NOW RESOLVED THAT** The Board of Directors duly adopts rescinding all guidelines set forth in Policy Resolution No. 2019-2.

**RESOLUTION ACTION RECORDED**

RESOLUTION TYPE: POLICY

No. 2020-2

Pertaining to: Book of Resolutions

Duly Adopted by the Board of Directors on: 4/16/2020

Motion by: Jeff Carter

Seconded by: Bernard Hughes

VOTES:

YES

NO

ABSTAIN

ABSENT

Debbie Martini

Debbie Martini, President

✓

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Jeff Carter

Jeff Carter, Vice President

✓

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Bernard Hughes

Bernard Hughes, Treasurer

✓

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Tim Hardin

Tim Hardin, Member at Large

✓

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ATTEST:

Debbie Martini

Debbie Martini, President

4/16/2020

Date

FILE:

Book of Minutes: 4/16/2020

POLICY Number: 1

Resolution Effective: Immediately

STONERIDGE ASSOCIATION, INC.

Policy Resolution No. 2019-1  
BOARD MEMBER, ACC, AND COMMITTEE MEMBER QUALIFICATIONS

WHEREAS ARTICLE V, of the Bylaws defines the role of the BOARD OF DIRECTORS (Board), to make rules about candidacy for Board office, ACC, and other members of any Committee that are intended to improve and are reasonably related to the performance of the Board, ACC, and any committee member and will serve to protect its overall mission—protecting the best interests of the Stoneridge Association, Inc.

THEREFORE, BE IT NOW RESOLVED THAT the Board duly adopts the following guidelines for an individual to serve on the Board of Directors, ACC and any committee member for Stoneridge Association, Inc.

- Potential Board and committee members must be a member in "good standing" for a period of twelve (12) months immediately preceding being a candidate for election or appointment to the Board or to a committee (i.e., not in violation of the governing documents including but not limited to: not in violation of covenants, not delinquent in yearly dues assessments or special assessments, or having been assessed late fine or penalties, the candidate does not owe any monies to the Stoneridge Association, Inc., etc.)
- Potential Board and committee members must have the availability and time to represent the Stoneridge Association, Inc.
- Potential Board and committee members must not be involved in and never initiated litigation against the Stoneridge Board or the Stoneridge Association, Inc.
- Potential Board and committee members must at all times adhere to the Bylaws, Restrictive Covenants, and Resolutions.
- Willingness to provide a bio to the nomination committee, which will be shared with the community.
- Not a convicted felon.

RESOLUTION ACTION RECORDED

RESOLUTION TYPE: POLICY

No. 2019-1

Pertaining to: Board Member, ACC and Any Committee Member Qualifications

Duly Adopted by the Board of Directors on: NOV 1, 2019

Motion by: Shawn Walte, Seconded by: [Signature]

VOTES:

YES

NO

ABSTAIN

ABSENT

  
Lesley Wettstein, President

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Sean Fallon, Vice President

Y

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Sherri Walter, Treasurer

X

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Tracy Walter, Member at Large

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X

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ATTEST:

  
Lesley Wettstein, President

Date

11/1/2019

FILE:

Book of Minutes: 2019

POLICY Number: 1

Resolution Effective: Immediately

STONERIDGE ASSOCIATION, INC.

Policy Resolution No. 2019-2  
Restricted Parking Rights

**WHEREAS**, ARTICLE IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the BOARD OF DIRECTORS of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of the front and rear yard space of each Lot and the Common Area; and

**WHEREAS**, ARTICLE V, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision regarding "Restricted Parking Rights" states that no boats, trailers, campers, motorhomes, limousines, trucks, tractors or similar personal property owned by a Member, his/her guests, family members or tenants shall be parked within the right of way of any public or private street in or adjacent to Stoneridge Subdivision; nor shall any of these be parked on the Properties except in an enclosed garage or screened area approved by the ACC; and

**WHEREAS**, Policy Resolution 2008-8, "Restricted Parking Rights" states in addition, no inoperable or unlicensed automobiles may be regularly parked outside on the Lot or on the streets; and

**WHEREAS**, ARTICLE VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot.

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Restricted Parking Rights" in ARTICLE V, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Association, Inc.:

"In addition, no vehicle shall be parked in a designated travel lane of any public or private street for any period exceeding one hour; nor within the area along any public or private street between the designated travel way (edge of pavement) and right of way for any period exceeding five hours. The Board of Directors hereby resolves that, for the purpose for parking restrictions, the term "truck" is defined as a commercial work vehicle and not a personal vehicle. The designated Right of Way for Stoneridge Subdivision is 60 feet symmetrical about the centerline of the road.

RESOLUTION ACTION RECORDED

RESOLUTION TYPE: POLICY

No. 2019-2

Pertaining to: Book of Resolutions

Duly Adopted by the Board of Directors on: Oct 28, 2019

Motion by: Sherri Walter

Seconded by: S. [Signature]

VOTES:

YES NO ABSTAIN ABSENT



Lesley Wettstein, President

✓

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Sean Fallon, Vice President

✓

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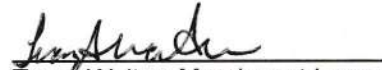
Sherri Walter, Treasurer

✓

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Tracy Walter, Member at Large

—

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X

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ATTEST:



Lesley Wettstein, President

10-28-19

Date

FILE:

Book of Minutes: 2019

POLICY Number: 2

Resolution Effective: Immediately

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution Number 2013-1**

**Architectural Control Committee Chairperson**

The Stoneridge Declaration of Covenants has previously defined the role of the Architectural Control Committee (ACC) in approving new home plans as well as requested changes or improvements to existing properties. Recognizing that some confusion has previously existed around when proper approval had actually been obtained, the HOA Board of Directors has implemented this new policy.

Moving forward, the ACC shall appoint an ACC Chairperson amongst themselves. This Chairperson will be responsible for ensuring the ACC submission process is followed. They will call for votes regarding submissions and they will record those votes. They will also be responsible for giving final approval or denial to any HOA member who submits a request to the ACC.

Any member who submits a request with the ACC must have the written signature approval from this ACC Chairperson before their project is officially approved or denied. No other member shall be authorized to provide approvals or denials to members.

The HOA Board feels that this will help make the process clear to all residents and make this process much easier for all involved.

## STONERIDGE ASSOCIATION, INC.

### Policy Resolution Number 2013-2

#### Standardized Process for Architectural Control Committee Submissions

The Stoneridge Declaration of Covenants has previously defined the role of the Architectural Control Committee (ACC) in approving new home plans as well as requested changes or improvements to existing properties. Recognizing that the process HOA members must use for submitting ACC requests was not clearly defined, the HOA Board of Directors has agreed to implement the following process that should be used by all members, property owners, builders, etc. when submitting requests to the ACC. This new process does not change the fact that approvals are obtained by majority vote of ACC members. It only clarifies the process to be used for the submission.

1. Property owners wishing to submit plans for new homes on undeveloped lots or changes/improvements to existing properties must complete the "Stoneridge Association – Architectural Request Form." The form must be completely and thoroughly filled out with as much information as possible, including any blueprints, sketches, dimensions, pictures, etc.
2. The submitter must then obtain signatures from their neighbors acknowledging that they have reviewed the forms and any additional collateral included with the submission. Each page of the form and all associated documentation must be signed or initialed by the neighbors as indicated on the form.
3. Once complete, the form and related materials may be submitted in person to any ACC member or it may be submitted in email to [StoneridgeACC@gmail.com](mailto:StoneridgeACC@gmail.com). An ACC member will be checking this account regularly. An initial acknowledgement will be sent to the requestor within 3 business days letting them know that the ACC is in receipt of their submission.
4. The ACC member who receives the submission will then forward to all other members of the ACC for review.
5. If the request is a simple request in the opinion of the ACC members, the ACC Chairman may call for a vote through email or by phone.
6. Any new home plans for undeveloped lots, or significant building plans (garages, additions, etc.) must be reviewed at the next regular ACC meeting or a special meeting called for the purpose of reviewing such plans. Email voting will not be accepted for these submissions because the HOA Board feels that significant projects such as these should be reviewed as a committee in person.
7. For all submissions, the ACC Chairman must call for comments and ultimately a vote for approval or denial and the votes must be recorded.
8. ALL submissions will either be accepted, rejected, or sent back to the submitter for modifications within 30 days of submission. The ACC will make every effort to approve the submissions as fast as possible.
9. Once the final decision has been made regarding a submission, ONLY the ACC Chairperson may notify the submitter of that decision. The submitter must have the written approval of the ACC Chairperson before proceeding with the project. This will provide one voice of the ACC and also give submitters an absolute way of knowing whether their request has been approved or denied.

*Copies*

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution No. 2012-1  
Assessment Collections**

**WHEREAS**, Article VII of the Bylaws assigns the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association and further states that the Board may do all such acts and things as are not by the Declaration or the Bylaws required to be exercised and done by the Association;

**WHEREAS**, Article VI, Section 8 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision creates assessments and outlines the procedures to be followed for non-payment of assessments for members of the Association;

**WHEREAS**, The North Carolina Planned Community Act (N.C.G.S. 47E) further clarifies the collection of delinquent assessments and allows for the collection of actual attorney fees;

**WHEREAS**, the Board recognizes the need for specific procedures to be set and followed in the collection of assessments from members of the Association;

**NOW, THEREFORE, BE IT RESOLVED THAT** the assessment collections procedure of Policy Resolution No. 2008-3 shall be modified as outlined below:

Annual Assessments are due on the first day of the month for which they are due and are considered past due if not received in the office of the managing agent on the last day of the month for which they are due.

The managing agent is hereby instructed to charge each unit owner for which assessments have not been received on the last day of the month a late charge of \$65.00 per month and collection charges as outlined on the attached collection policy sample. Such charges shall become a part of the assessment charged for such unit in default.

The managing agent is further empowered to notify such defaulting unit owner by past due invoices of such default and to continue collection procedures through the Association's attorney until such delinquency is brought current. In the event the assessment is considered uncollectible by reason of bankruptcy, etc., the managing agent will advise the Board of Directors.

*Copies*

## Stoneridge Association Assessment Collection Policy

1. Invoices will be mailed to homeowners in advance of the assessment collection period.
2. <sup>①</sup> Assessments not received by the due date will be charged a late charge of \$65.00. Past due invoices will be sent from the managing agent by the tenth (10<sup>th</sup>) of the month after which they were due.
3. <sup>②</sup> If the past due assessments and related charges are not received by the last day of the second month, a second late charge of \$65.00 will be assessed to the account. An invoice will be sent from the managing agent by the tenth (10<sup>th</sup>) of the following month. This invoice will contain a notation, "To avoid collection charges and possible legal action, remit entire balance due no later than   /  /  ." The date given on the invoice will be not more than fifteen (15) days.
4. <sup>③</sup> If payment is not received by the deadline referenced in #3, a certified letter will be mailed adding a collection charge of \$75.00 and the cost of certified mail. A copy of the form letter will be retained for attorney review should the account remain delinquent. If payment is not received within five (5) days of receipt of the certified letter, legal action will begin and all costs associated with this collection, including all legal fees, will be borne by the homeowner.
5. <sup>④</sup> When a delinquent account is sent to the attorney for collection, an administrative charge of \$50.00 will be added to the ledger to cover the audit expense for delinquent accounts.
6. Assessment checks returned to the Association for insufficient funds will result in a \$30.00 (or current bank rate) processing charge against the owner and will be added to his/her outstanding balance as of the date of return to the Association.

### Example of Collection Policy:

| Date                 | Detail            | Activity | Balance  |
|----------------------|-------------------|----------|----------|
| 1/1/12               | Yearly Assessment | \$658.50 | \$658.50 |
| <sup>①</sup> 2/1/12  | Late Charge       | \$ 65.00 | \$723.50 |
| 2/10/12              | Past Due Invoice  |          |          |
| <sup>②</sup> 3/1/12  | Late Charge       | \$ 65.00 | \$788.50 |
| 3/10/12              | Past Due Invoice  |          |          |
| <sup>③</sup> 3/25/12 | Certified Letter  | \$ 75.00 | \$863.50 |
| 3/25/12              | Certified Postage | \$ 15.00 | \$878.50 |
| 4/1/12               | Late Charge       | \$ 65.00 | \$943.50 |
| <sup>④</sup> 4/1/12  | Admin Charge      | \$ 50.00 | \$993.50 |
|                      | Legal Fees        |          |          |

## Resolution Action Recorded

Resolution Type: Policy

No. 2012-1

Pertaining to: **Assessment Collections**

Duly adopted at a meeting of the Board of Directors held: 3/22/12 Email vote

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                              | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|----------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>JOHN GWYNEN</u><br>President / V. PRES    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>MIKE MUDRY</u><br>Vice-President DIRECTOR | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>TOM HOLDEN</u><br>Treasurer / SECRETARY   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>NANCY BROWN</u><br>Secretary DIRECTOR     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>TOM FLYNN</u><br>Director                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

Thomas P. H. [Signature]  
Secretary

3/22/12  
Date

### FILE:

Book of Minutes: 2012

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

## **STONERIDGE ASSOCIATION, INC.**

### **Policy Resolution No. 2008-1 Book of Resolutions**

**WHEREAS**, Article VII of the Bylaws assigns the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association and further states that the Board may do all such acts and things as are not by the Declaration or the Bylaws required to be exercised and done by the Association;

**WHEREAS**, there is a need for the Board to keep a record of the actions and decisions taken in the performance of its duties; and

**WHEREAS**, it is the intent of the Board to maintain a record of its decisions in addition to the customary Book of Minutes.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Directors shall create a Book of Resolutions which shall be an orderly and indexed record of the resolutions adopted by the Board, and of the Rules and Regulations promulgated by the Association.

#### **I. Classification of Resolutions**

The resolutions of the Board shall be classified as follows:

- A. "Policy Resolutions" means resolutions adopted by the Board which specifically relate to the long-term governance of the Association, including, without limitation, actions affecting the property rights, obligations, and equity of both the Association and the individual owners.
- B. "Administrative Resolutions" means those resolutions adopted by the Board which deal with the internal operation and structure of the Association, including, without limitation, resolutions adopted with respect to financial procedures and committee terms of reference.
- C. "General Resolutions" means those resolutions adopted by the Board with respect to specific expenditures, single task actions, and other matters which have no continuing, far-reaching, or precedent-setting implications.
- D. "Special Resolutions" means (1) resolutions adopted by the Board or the Covenants Committee with respect to questions of compliance by an owner or resident with the provision of the Homeowners Association Instruments (Bylaws, Declaration of Covenants, and Articles of Incorporation) or the Book of Resolutions; and (2) resolutions adopted by the Board or Covenants Committee in the course of issuing an interpretation of the Homeowners Association Instruments.

## **II. Format of the Book of Resolutions**

The Book of Resolutions shall contain a separate section for each classification of resolution herein described. Policy, Administrative, General, and Special Resolutions shall be recorded in Sections I, II, III and IV of the Book of Resolutions, respectively, and shall be attached to the minutes of the meeting at which they are adopted. An alphabetical index of resolutions and an index to such resolutions by topic shall appear at the conclusion of the Book of Resolutions.

## **III. Format of Resolutions**

The format of resolutions shall conform to the format set out on the attached Exhibit A.

## **IV. Responsibility**

The Secretary or Managing Agent shall be responsible for maintaining the Book of Resolutions and promptly providing the owners with appropriate notice of any additions or changes thereto.

## **V. Inspection**

The Book of Resolutions shall be available for inspection upon request by any owner or mortgagee at the office of the Managing Agent during normal business hours.

## **VI. Conflicts**

If there is a conflict between the provisions contained in the Book of Resolutions and those in the Declaration or the Bylaws, then the provisions of each shall control in the following order: the Declaration, the Bylaws, and the Book of Resolutions.

## **VII. Severability**

The invalidity of any portion of the Book of Resolutions shall not impair or affect in any manner the validity, enforceability, or effect of each balance of the Book of Resolutions.

## **VIII. Applicability**

Any reference made herein with respect to actions taken by the Association shall include the Managing Agent where the Association has delegated its authority to take such action to the Managing Agent.

## **IX. Compliance**

All owners, their households, tenants, employees, guests, licensees, and invitees shall comply with the provisions of the Book of Resolutions.

## **X. Enforcement**

The Association, Declarant, and successor Declarant, any owner or tenant shall have the right to enforce, by any proceeding set forth herein or at law or in equity, all provisions of the Book of Resolutions and The Homeowners Association Instruments. Failure by the Association, Declarant, successor Declarant, or any owner or tenant to enforce any of the provisions of this Book of Resolutions shall in no event be deemed a waiver of the right to do so thereafter. A waiver of such rights shall be effective only pursuant to a written instrument signed by the party charged with such waiver. Such instrument shall operate as a waiver of only those provisions which are expressly waived therein.

#### **XI. Violation and Nuisance**

Every act or omission which, in whole or in part, violates any provision of the Book of Resolutions is hereby declared to be a nuisance and may be enjoined or abated by the Association, the Declarant, any successor or Declarant, or any owner, whether or not the relief sought is for negative or affirmative action.

#### **XII. Violation of the Association Rules and Regulations**

All owners, their households, tenants, employees, guests, licensees, and invitees must observe and abide by all Rules and Regulations adopted by the Association. If an owner or such owner's tenant, or such owner's (or tenant's) household, employees, guests, licensees, and invitees violates a rule or regulation then such owner shall hold the Association harmless for any and all damages and losses that may ensue.

#### **XIII. Violation of Law**

Any violation by an owner or such owner's tenant, or such owner's (or tenant's) household, employees, guests, licensees, and invitees of any applicable law, ordinance, or regulation, pertaining to the ownership, occupation, or use of any portion of the Homeowners Association is hereby declared to be a violation of the Book of Resolutions. Such owner may be subject, at the discretion of the Board, to any or all of the enforcement procedures set forth herein.

#### **XIV. Remedies Cumulative**

Each remedy set forth in this Book of Resolutions shall be in addition to all other remedies available at law or in equity and all such remedies, whether or not set forth in this Book of Resolutions, shall be cumulative and not exclusive.

#### **XV. Reference of Pronouns**

All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular, and plural as the identity of the person, persons, or entities may require.

#### **XVI. Method of Adoption**

All resolutions shall contain the date of adoption and an indication of whether they were adopted at a regular or special meeting to the Board.

#### **XVII. Amendment**

The Association reserves the right to alter, amend, modify, repeal, or revoke any provisions set forth in this Book of Resolutions at any time by resolution of the Association or the Board of Directors.

## Resolution Action Recorded

Resolution Type: **Policy**

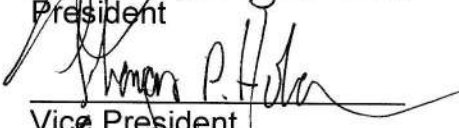
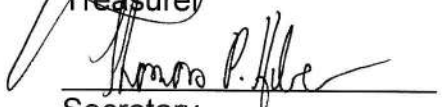
No. **2008-1**

Pertaining to: **Book of Resolutions**

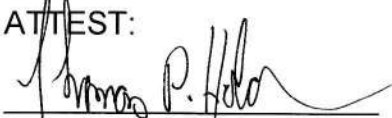
Duly adopted at a meeting of the Board of Directors held: 12/19/07

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### Votes:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

  
Secretary

12-28-07  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution No. 2008-2  
ACC Guidelines**

**WHEREAS**, Article VIII, Section 1 of the Articles of Incorporation of Stoneridge Association, Inc. provides that the Board of Directors of the Association shall appoint an Architectural Control Committee;

**WHEREAS**, Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Architectural Control Committee may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association Book of Resolutions;

**WHEREAS**, the Architectural Control Committee and the Board of Directors have determined a need for greater clarification of the Architectural Guidelines for Stoneridge;

**WHEREAS**, Article VI, Section 9 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Directors adopts the ACC's right to create new or revised Architectural Guidelines. This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

## Resolution Action Recorded

Resolution Type: **Policy**

No. **2008-2**

Pertaining to: **ACC Guidelines**

Duly adopted at a meeting of the Board of Directors held: 12/19/07

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                          | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>John Fugate</u><br>President          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Hiler</u><br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>John Fugate</u><br>Treasurer          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Hiler</u><br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### ATTEST:

Thomas P. Hiler  
Secretary

12-28-07  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

## **STONERIDGE ASSOCIATION, INC.**

### **Policy Resolution No. 2008-4 Property Maintenance**

**WHEREAS**, Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Architectural Control Committee may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association Book of Resolutions;

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**WHEREAS**, Article VIII, Section 1 of the Articles of Incorporation of the Homeowners Association of Stoneridge, Inc. provides that the Board of Directors of the Association shall appoint an Architectural Control Committee;

**WHEREAS**, the Architectural Control Committee and the Board of Directors have determined a need for greater clarification of the Architectural Guidelines for Stoneridge;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following Amendments to Article VII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision;

**Revision of Title, to:**

"ARTICLE VII - PROPERTY MAINTENANCE AND MASS PLANTINGS"

**Added Clarification:**

"Each Unit or Lot owner is responsible for maintaining his/her property in a way that does not detract from the overall beauty of the community. It is hoped that each and every owner will take this responsibility seriously, as this can severely affect the value of all properties. The following is a list of typical items or areas that should be reviewed on a regular basis to insure that each home and property is in good condition:

1. Shrubbery, trees and lawns.
2. Erosion control measures.
3. Trash removal and general cleanliness.

If at any time the ACC is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, the ACC will make a site inspection. Based on the severity of the deterioration, the owner will be given a specific length of time to remedy the situation. If, after that time, the repairs have still not been made, the ACC has the obligation of enforcement described in Article XI of the Bylaws of Stoneridge Association, Inc."

## Resolution Action Recorded

Resolution Type: **Policy**

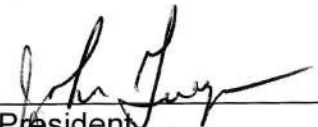
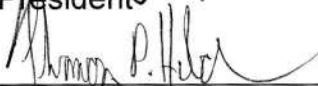
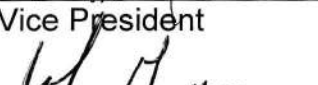
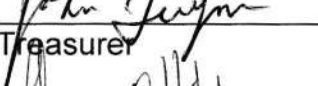
No. **2008-4**

Pertaining to: **Property Maintenance**

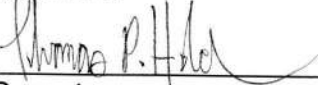
Duly adopted at a meeting of the Board of Directors held: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### ATTEST:

  
Secretary

12-28-07  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

Policy

Administrative

Special

General

Book No.

Page No.

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Resolution effective: \_\_\_\_\_

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution No. 2008-5  
Use Restrictions**

**WHEREAS**, Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of the front and rear yard space of each Lot and the Common Area.

**WHEREAS**, Article IX, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision regarding "Quiet Enjoyment" states that no obnoxious or offensive activity shall be carried on upon the Property, nor shall anything be done which may be or may become a nuisance or annoyance to residents within the Property.

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Use Restrictions" in Article IX, Section 3 of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

"This includes any unreasonable levels of noise generated by Residents and/or their Guests, animals, vehicles or machinery. Any time the Board of Directors of Stoneridge is made aware of potential problems, a member or members of the Board of Directors will make a site inspection. Based on the severity of their observations, the owner will be given a specific time to remedy the situation. If, after that time, the problem has not been resolved to the satisfaction of the Board of Directors, the Board of Directors may levy a specific assessment, and has the obligation of enforcement described in Article XI of the Bylaws of Stoneridge Association, Inc."

## Resolution Action Recorded

Resolution Type: **Policy**

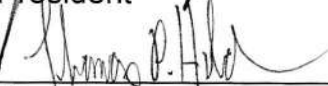
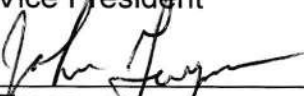
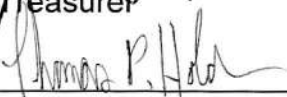
No. **2008-5**

Pertaining to: **Use Restrictions**

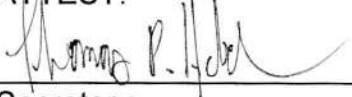
Duly adopted at a meeting of the Board of Directors held: 12/19/07

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                                                                                              | YES                                 | NO    | ABSTAIN | ABSENT |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|---------|--------|
| <br>_____<br>President      | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| <br>_____<br>Vice President | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| <br>_____<br>Treasurer      | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| <br>_____<br>Secretary      | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| _____<br>Director                                                                                            | _____                               | _____ | _____   | _____  |

### ATTEST:

  
\_\_\_\_\_  
Secretary

12-28-07  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

**STONERIDGE ASSOCIATION, INC.**

**Administrative Resolution No. 2008-6  
Correction of Typographical Error in Bylaws Numbering**

**WHEREAS**, Article VII, Section 1.C. of the Bylaws of Stoneridge Association, Inc. entitled "Powers and Duties of the Board Of Directors" gives the board the power to exercise all powers, duties and authority over all provisions of these Bylaws.

**WHEREAS**, Article XIII, Section 1 of the Bylaws of Stoneridge Association, Inc entitled "Amendments" gives the Stoneridge Board of Directors the right to amend the Stoneridge Bylaws.

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following revision in the Bylaws Numbering:

Old Numbering: Article VII, Officers And Their Duties

**New Numbering: Article VIII, Officers And Their Duties**

## Resolution Action Recorded

Resolution Type: **Administrative**

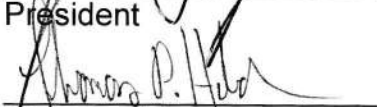
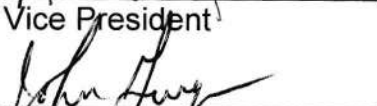
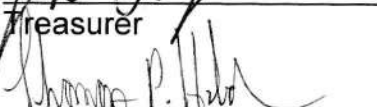
No. **2008-6**

Pertaining to: **Correction of Typographical Error in Bylaws Numbering**

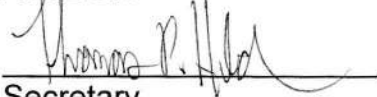
Duly adopted at a meeting of the Board of Directors held: 12/19/07

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### Votes:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

  
Secretary

12-28-07  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

## **STONERIDGE ASSOCIATION, INC.**

### **Policy Resolution No. 2008-7 Neighborhood Fence Restrictions**

**WHEREAS**, Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Architectural Control Committee may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association Book of Resolutions;

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**WHEREAS**, Article VIII, Section 1 of the Articles of Incorporation of the Homeowners Association of Stoneridge, Inc. provides that the Board of Directors of the Association shall appoint an Architectural Control Committee;

**WHEREAS**, the Architectural Control Committee and the Board of Directors have determined a need for greater clarification of the Architectural Guidelines for Stoneridge;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Fencing" to Article VIII of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

It is the intention of these guidelines to allow specific types of fencing so that the owner has the option of creating an enclosed or semi-enclosed background for privacy, security, protection of small children, or the restraint of pets.

The ACC shall review all proposed fence locations and details and shall have the final approval of any fence. The ACC also retains the right to grant variances. Each case shall be reviewed on an individual basis. The board shall evaluate the environmentally-sensitive, compatible, functional and aesthetically pleasing qualities of the fence design. High-quality materials and construction methods shall be employed. The following architectural guidelines for fencing will assist the committee and protect the total development.

#### **A. General guidelines**

1. All fence designs or proposals must be submitted to the ACC Board five (5) days or more prior to Committee's regularly scheduled meeting, and shall include the following:

- a. The proposed fence must be chosen from the approved Standard Fence Details and Specifications Package. See Attachment A and B. Any deviation from these standards shall be submitted with a photograph, detailed section and elevations to scale, or a rendering of the proposed fence.
  - b. All proposed material types shall be stated. No chain link will be allowed.
  - c. A plot plan of the lot showing all existing buildings, drives, walks, septic area and repairs, natural area or specific tree locations, location of proposed fence or fences with exact dimensions to property lines or right-of-ways. All roadway buffers and common areas shall be shown on the plan. The plot plan should be drawn on 8 1/2" x 11" sheet of plain paper or a legal plat drawing. Drawing must be to scale
  - d. All landscaping planting plans for the purpose of screening the fencing along specific roadways within Stoneridge shall be submitted for review and approval. Plant types, sizes and spacing shall be described and/or graphically illustrated on the required fencing site plan.
  - e. **All proposed fencing shall be flagged or staked in the field for review by the ACC prior to approval.**
2. No fencing shall be constructed beyond the front corners of any residence.
  3. Variations or deviations in the Standard Fence Details and Specifications shall be considered by the ACC on an individual basis. Design consistency, architectural compatibility, fence placement, intent and purpose shall be important factors for granting a variance.
  4. The ACC retains sole discretion of requiring an increased set back as is deemed necessary on a site-specific basis. Existing topography, vegetation, flood plain and/or adjacent lot relationships are factors to be analyzed in determining an additional set back requirement.
  5. All fencing along roadway buffers shall be set back from the recorded property line a minimum of five (5) feet to allow sufficient room to install and maintain the necessary landscape screening.
  6. All interior lot fencing shall be no higher than 60" above the natural grade, unless otherwise approved by the ACC.
  7. Attachments A and B, (entitled "Standard Fence Details and Specifications") for Stoneridge Association, Inc are as follows:

## Resolution Action Recorded

Resolution Type: **Policy**

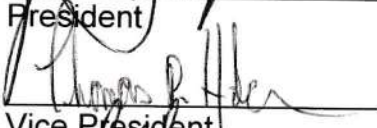
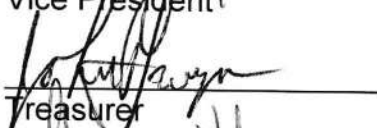
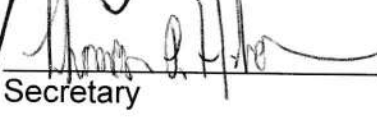
No. **2008-7**

Pertaining to: **Neighborhood Fencing Restrictions**

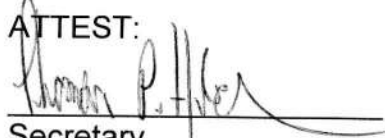
Duly adopted at a meeting of the Board of Directors held: 4/16/08

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### Votes:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

  
Secretary

4-18-08  
Date

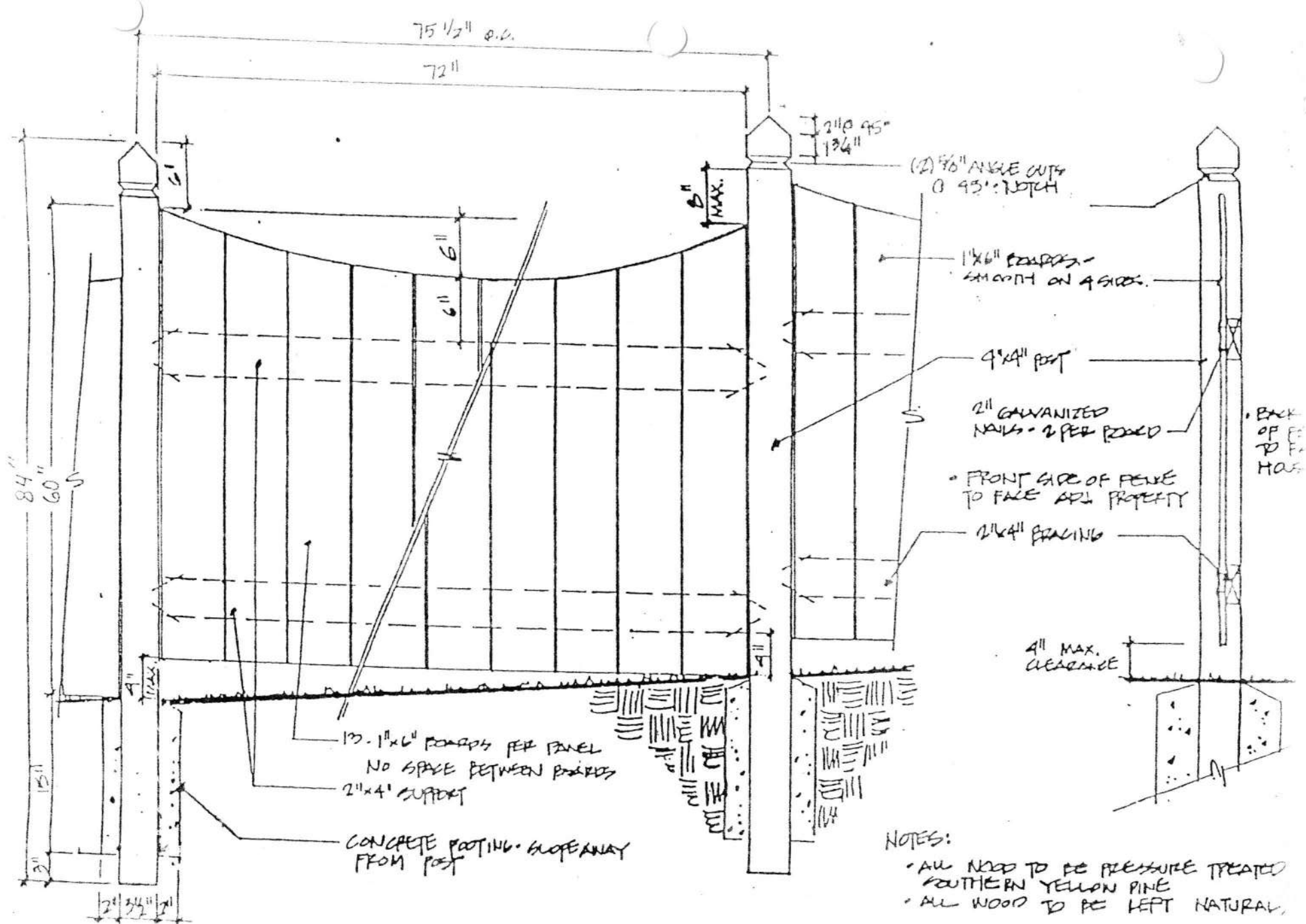
### FILE:

Book of Minutes: 2008

Book of Resolutions:

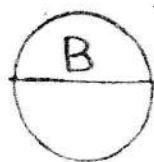
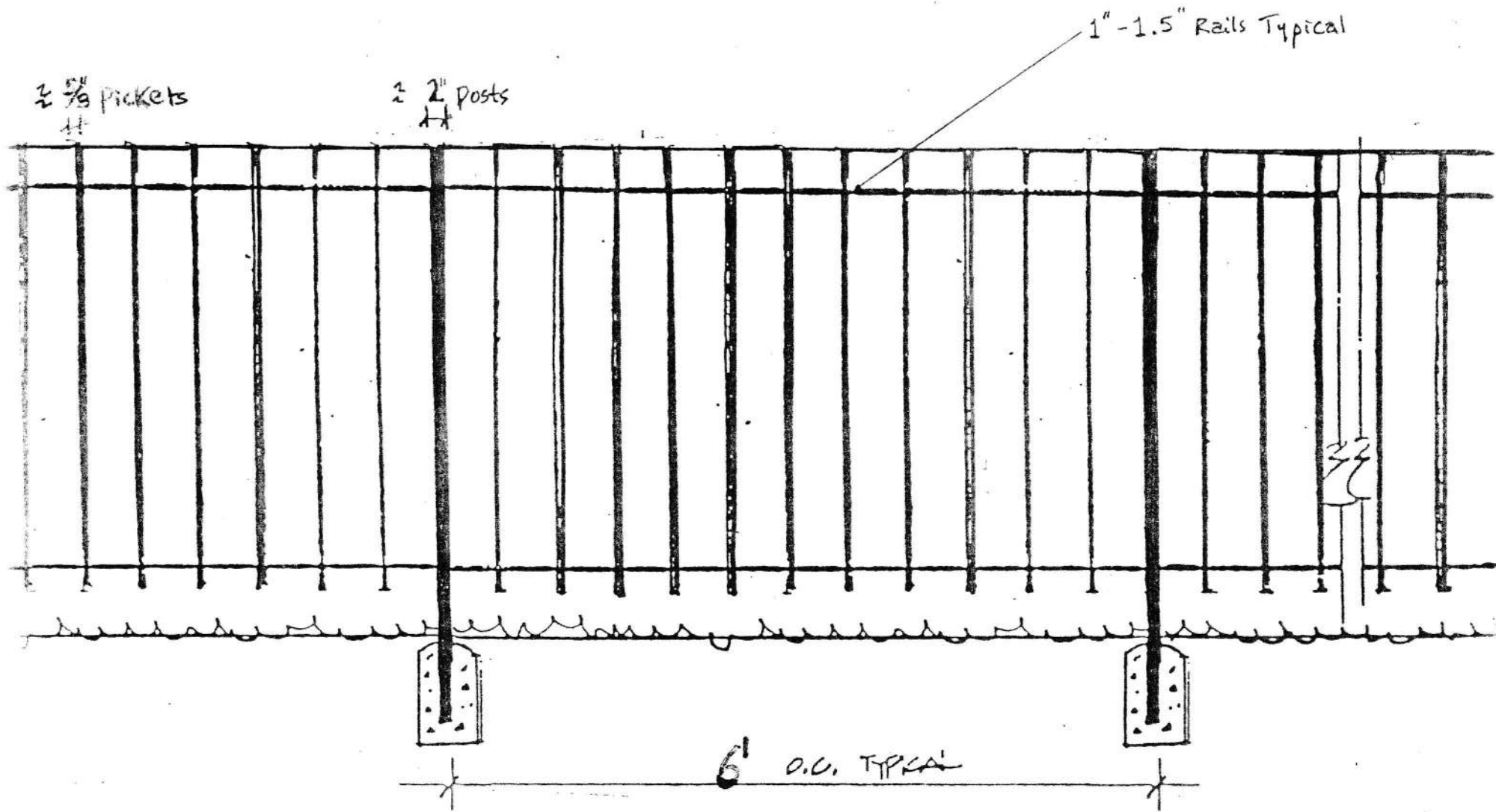
|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_



A

4' SOLID BOARD FENCE ' ' CONCAVE CURVED CAP



METAL FENCE

NOTE:  
METAL RAIL SHALL BE PAINTED  
FLAT BLACK, BRONZE

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution No. 2008-8  
Restricted Parking Rights**

**WHEREAS**, Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of the front and rear yard space of each Lot and the Common Area.

**WHEREAS**, Article V, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision regarding "Restricted Property Rights" states that no boats, trailers, campers, motor homes, limousines, trucks, tractors or similar personal property owned by a Member, his/her guests, family members or tenants shall be parked within the right of way of any public or private street in or adjacent to Stoneridge Subdivision; nor shall any of these be parked on the Properties except in an enclosed garage or screened area approved by the ACC.

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Restricted Parking Rights" in Article V, Section 3 of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

"In addition, no inoperable or unlicensed automobiles may be regularly parked outside on the Lot or on the streets. Any time the Board of Directors of Stoneridge is made aware of potential deviation from the rules, a member or members of the Board of Directors will make a site inspection. If, upon observation and investigation it is determined that these rules have been broken, the owner will be given a specific time to remedy the situation. If, after that time, the problem has not been resolved to the satisfaction the Board of Directors, the Board of Directors may levy a Specific Assessment, and has the obligation of enforcement described in Article XI of the Bylaws of Stoneridge Association, Inc."

## Resolution Action Recorded

Resolution Type: **Policy**

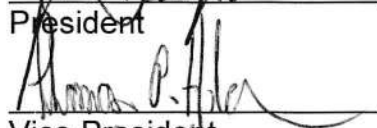
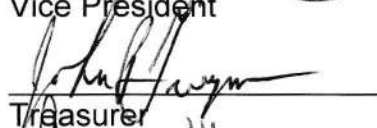
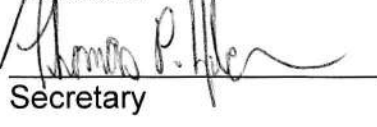
No. **2008-8**

Pertaining to: **Restricted Parking Rights**

Duly adopted at a meeting of the Board of Directors held: 4/16/07

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### ATTEST:

  
Secretary

4-18-08  
Date

### FILE:

Book of Minutes \_\_\_\_\_ (year)

Book of Resolutions:

Policy  
Administrative  
Special  
General

| Book No. | Page No. |
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| _____    | _____    |

Resolution effective: \_\_\_\_\_

**STONERIDGE ASSOCIATION, INC.**

**Policy Resolution No. 2008-9  
Pool Rules & Regulations**

**WHEREAS**, Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of all Common Area space.

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot.

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the attached Pool Rules and Regulations for the use of the community pool and parking area as an amendment to Article III, entitled "Property and Property Rights In The Common Areas" section of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

# **Stoneridge Association, Inc.**

## **Pool Rules & Regulations**

### **General Facts Regarding the Stoneridge Pool Area**

Pool Opening Date: Memorial Day weekend

Pool Closing Date: 2<sup>nd</sup> Sunday in September

Hours of Operation: Sunday through Thursday (7am - 9pm\*)

Friday and Saturday (7am - 10pm\*)

\* Swimming is only allowed during daylight hours.

There is NO LIFEGUARD ON DUTY. Swimmers use the pool at their own risk. No one should swim alone.

### **State or Local Regulations**

1. NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED WITHIN THE POOL FENCING. Both State and Local laws dictate that broken glass in or around the pool will result in closing the pool for the required draining, cleaning, re-filling, and Health Department inspection. The homeowner responsible will be billed for all costs associated with this incident. This includes, but is not limited to beverage bottles, baby food jars, nail polish containers, coffee mugs, serving dishes, ceramic, and anything that would drop and shatter.
2. State and Local Regulations dictate that if the pool becomes contaminated by human waste or vomit, that the pool must be drained, cleaned and inspected by the Pool Management Company (info posted on site). The homeowner responsible will be billed for any costs associated with this incident.
3. State and Local regulations state that no animals of any kind are allowed inside the fenced pool area.
4. Local regulations dictate that no one with an infectious disease, diarrhea, inflamed eyes, nasal or ear discharge, open wound or bandages will be allowed in the pool.
5. Local regulations dictate that the pool must remain closed if the emergency phone is not in working order.

Estimated cost of remedy to the homeowner responsible:

- Broken glass in or around the pool .... Over \$2,000.00
- Feces or vomit in the pool .... From \$75.00 to \$575.00
- Health inspector seeing an animal inside the fenced area ..... Over \$1,000.00

### **Stoneridge Regulations**

1. Only homeowners in good standing (current with dues) are allowed the use of these facilities.
2. The pool is for the exclusive use of the property owners and their guests. Property owners will be responsible for all actions of the guests, including costs incurred to remedy any damage caused by their guests. Homeowners must accompany their guests whenever they use the pool (no exceptions). The maximum number of guests that a Homeowner may bring to the pool at any time may not exceed six (6).
3. No one under the age of eighteen (18) is permitted to be in the Pool or Pool Area/Parking Lot before dawn or after dark without being accompanied by an adult Homeowner. Violators are regarded as "trespassing" and will be handled as such.
4. During hours of operation, an adult must always accompany children under fourteen (14) years of age.

## Resolution Action Recorded

Resolution Type: **Policy**

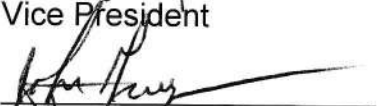
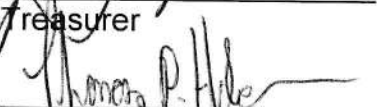
No. **2008-9**

Pertaining to: **Pool Rules & Regulations**

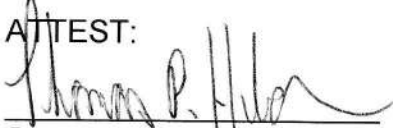
Duly adopted at a meeting of the Board of Directors held: 4/16/08

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### Votes:

|                                                                                                     | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>President      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Treasurer      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

  
Secretary

4-18-08  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No. | Page No. |
|----------------|----------|----------|
| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_

## **STONERIDGE ASSOCIATION, INC.**

### **Policy Resolution No. 2008-10 Outbuildings (Other than Garages)**

**WHEREAS**, Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Architectural Control Committee may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association Book of Resolutions;

**WHEREAS**, Article VI, Section 9 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**WHEREAS**, Article VIII, Section 1 of the Articles of Incorporation of Stoneridge Association, Inc. provides that the Board of Directors of the Association shall appoint an Architectural Control Committee;

**WHEREAS**, the Architectural Control Committee and the Board of Directors have determined a need for greater clarification of the Architectural Guidelines for Stoneridge;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Outbuildings" to Article VIII of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

It is the intention of these guidelines to allow specific types of Outbuildings, as long as the architectural standards and stated use is approved by the ACC. The ACC shall review all proposed Outbuilding locations and details and shall have the final approval of any Outbuilding. The ACC also retains the right to grant variances. Each case shall be reviewed on an individual basis. The board shall evaluate the environmentally-sensitive, compatible, functional and aesthetically pleasing qualities of the Outbuilding design. High-quality materials and construction methods shall be employed. The following architectural guidelines for Outbuildings will assist the committee and protect the total development.

#### **A. General guidelines**

1. Any structure that requires municipal approval must be permitted prior to being submitted to the ACC for review. Guidelines may be located on the Franklin County site at [www.co.franklin.nc.us/](http://www.co.franklin.nc.us/)
2. All Outbuilding designs or proposals must be submitted to the ACC Board five (5) days or more prior to Committee's regularly scheduled meeting, and shall adhere to and/or include the following:

- a. Only one (1) Outbuilding will be permitted per Unit or Lot.
  - b. The proposed structure must be no larger than 12' x 16' with a minimum 7:12 pitch. All plans for utility service must be included in the proposal. Owner must clearly and adequately explain the structure's intended use. No fuel-burning ovens or stoves will be allowed inside of the structure's footprint. Any deviation from these standards shall be submitted with a photograph, detailed section and elevations to scale, or a rendering of the proposed structure.
  - c. All proposed material types shall be stated and must conform to the existing materials, colors and style of the home. Periodic repainting and re-staining with existing color for maintenance does not require submittal.
  - d. Foundation type must be stated.
  - e. Outbuildings must conform to the setback requirements in the Covenants, and shall not be visible from the street, where practical.
  - f. A plot plan of the lot showing all existing buildings, drives, walks, septic area and repairs, natural area or specific tree locations and fences with exact dimensions to property lines or right-of-ways. The plot plan should be drawn on 8 1/2" x 11" sheet of plain paper or a legal plat drawing. All drawings must be to scale.
  - g. All landscaping planting plans shall be submitted for review and approval. Plant types, sizes and spacing shall be described and/or graphically illustrated on the required Outbuilding site plan.
  - h. **The proposed footprint of the structure shall be flagged or staked in the field for review by the ACC prior to approval.**
3. No Outbuildings may be erected any closer to the street than the rear corners of any residence.
4. Variations or deviations shall be considered by the ACC on an individual basis. Design consistency, architectural compatibility, placement, intent and purpose shall be important factors for granting a variance.
5. The ACC retains sole discretion of requiring an increased set back as is deemed necessary on a site-specific basis. Existing topography, vegetation, flood plain and/or adjacent lot relationships are factors to be analyzed in determining an additional set back requirement.

## Resolution Action Recorded

Resolution Type: **Policy**

No. **2008-10**

Pertaining to: **Outbuildings (Other than Garages)**

Duly adopted at a meeting of the Board of Directors held: 4/16/08

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### VOTES:

|                                          | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>John P. Heger</u><br>President        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Hiler</u><br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>John P. Heger</u><br>Treasurer        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Hiler</u><br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____<br>Director                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### ATTEST:

Thomas P. Hiler  
Secretary

4-18-08  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

Policy  
Administrative  
Special  
General

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Resolution effective: \_\_\_\_\_

## **STONERIDGE ASSOCIATION, INC.**

### **Policy Resolution No. 2008-11 Garage Additions**

**WHEREAS**, Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Architectural Control Committee may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association Book of Resolutions;

**WHEREAS**, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for Stoneridge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

**WHEREAS**, Article VIII, Section 1 of the Articles of Incorporation of the Homeowners Association of Stoneridge, Inc. provides that the Board of Directors of the Association shall appoint an Architectural Control Committee;

**WHEREAS**, the Architectural Control Committee and the Board of Directors have determined a need for greater clarification of the Architectural Guidelines for Stoneridge;

**THEREFORE, BE IT NOW RESOLVED THAT** the Board of Directors duly adopts the following guidelines for "Garage Additions" to Article VIII of the Covenants, Conditions and Restrictions for Stoneridge Subdivision, Inc.

It is the intention of these guidelines to allow specific types of Garage Additions, as long as the architectural standards and stated use is approved by the ACC.

The ACC shall review all proposals and shall have the final approval of any Garage Addition. The ACC also retains the right to grant variances. Each case shall be reviewed on an individual basis. The following architectural guidelines for Garage Additions will assist the committee and protect the total development.

1. All designs or proposals (including elevations, floor plans and roof designs) must be submitted to the ACC Board five (5) days or more prior to Committee's regularly scheduled meeting, and shall adhere to and/or include the following:
  - a. Only one (1) Garage Addition will be permitted per Unit or Lot.
  - b. Garage additions must comply with Franklin County building codes, which requires a building permit.
  - c. Garage additions must conform to the existing materials, colors and style of the existing home.

- d. Garage additions must conform to the setback requirements in the covenants.
  - e. The orientation of Garage addition on submittal will be reviewed on a case by case basis and individual lot conditions will be considered.
  - f. Foundation type must be stated.
  - g. All plans for utility service must be included in the proposal.
  - h. Owner must clearly and adequately explain the addition's intended use.
  - i. A plot plan of the lot showing all existing buildings, drives, walks, septic area and repairs, natural area or specific tree locations and fences with exact dimensions to property lines or right-of-ways. The plot plan should be drawn on 8 1/2" x 11" sheet of plain paper or a legal plat drawing. Drawing must be to scale.
  - j. All landscaping planting plans shall be submitted for review and approval. Plant types, sizes and spacing shall be described and/or graphically illustrated on the required Garage Addition site plan.
  - k. The proposed footprint of the structure shall be flagged or staked in the field for review by the ACC prior to approval.**
- 2. Like other additions, the garage should be designed and constructed for aesthetics, compatibility, color, style and preservation.
  - 3. Variations or deviations shall be considered by the ACC on an individual basis. Design consistency, architectural compatibility, placement, intent and purpose shall be important factors for granting a variance.
  - 4. The ACC retains sole discretion of requiring an increased set back as is deemed necessary on a site-specific basis. Existing topography, vegetation, flood plain and/or adjacent lot relationships are factors to be analyzed in determining an additional set back requirement.

## Resolution Action Recorded

Resolution Type: **Policy**

No. **2008-11**

Pertaining to: **Garage Additions**

Duly adopted at a meeting of the Board of Directors held: 4-16-08

Motion by: John P. Gwynn Seconded by: Tom Holden

### Votes:

|                                           | YES                                 | NO                       | ABSTAIN                  | ABSENT                   |
|-------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>John P. Gwynn</u><br>President         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Holden</u><br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>John P. Gwynn</u><br>Treasurer         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Thomas P. Holden</u><br>Secretary      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Director                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

Thomas P. Holden  
Secretary

4-18-08  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

|                | Book No.             | Page No.             |
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| Policy         | <input type="text"/> | <input type="text"/> |
| Administrative | <input type="text"/> | <input type="text"/> |
| Special        | <input type="text"/> | <input type="text"/> |
| General        | <input type="text"/> | <input type="text"/> |

Resolution effective:

# **STONERIDGE ASSOCIATION, INC.**

## **Policy Resolution No. 2008-12 Use of Common Area Facilities by Resident or Non-Resident Members**

**WHEREAS**, Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision states that the Board of Directors of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of all Common Area space.

**WHEREAS**, Article III - Membership, of the Declaration of Covenants, Conditions and Restrictions for Stoneridge Subdivision, states that "Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association."

**WHEREAS**, Article V - Property Rights, Section 2 - Delegation of Use, states that "Any Member may delegate, in accordance with the Bylaws, his rights of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property."

**WHEREAS**, Policy Resolution No. 2008-9 (entitled: Pool Rules & Regulations) outlines an adopted amendment to Article III, "Property and Property Rights In The Common Areas" for the use of the community pool and parking area.

**THEREFORE, BE IT NOW RESOLVED THAT** additional guidelines for the use of Common Area facilities by resident and non-resident Members are as follows:

- Builders who choose to use Common Area facilities may do so, as long as all membership dues and fees for their most advanced developed property are current, and they are a Member in good standing.

- A Member who rents or leases their home in Stoneridge automatically substitutes privileges for Common Area facilities to the rentee or leasee, as long as all dues and fees associated with that residence are paid in full, and membership is in good standing.

- Tenants and guests must adhere to all Stoneridge rules and regulations as outlined in Article IX - Use Restrictions, of the Covenants, Conditions and Restrictions of Stoneridge Association, Inc. Members of the Association shall be held responsible for any violations of these rules and regulations by their tenants and guests. Members will be held financially responsible for any damage to Association property caused by their tenants and guests.

- A Resident or Non-resident Member is not entitled to additional privileges by virtue of ownership of multiple lots.

## Resolution Action Recorded

Resolution Type: **Policy**

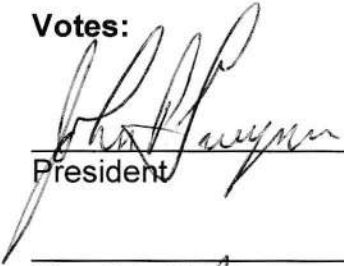
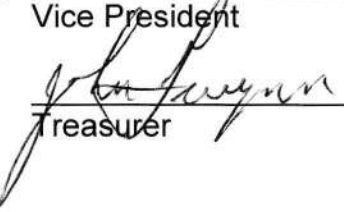
No. **2008-12**

Pertaining to: **Use of Common Area Facilities by Resident or Non-Resident Members**

Duly adopted at a meeting of the Board of Directors held: 5/6/08

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

### Votes:

|                                                                                                         | YES                                 | NO    | ABSTAIN | ABSENT |
|---------------------------------------------------------------------------------------------------------|-------------------------------------|-------|---------|--------|
| <br>_____<br>President | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| _____<br>Vice President                                                                                 | _____                               | _____ | _____   | _____  |
| <br>_____<br>Treasurer | <input checked="" type="checkbox"/> | _____ | _____   | _____  |
| _____<br>Secretary                                                                                      | _____                               | _____ | _____   | _____  |
| _____<br>Director                                                                                       | _____                               | _____ | _____   | _____  |

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

### FILE:

Book of Minutes: 2008

Book of Resolutions:

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| Policy         | _____    | _____    |
| Administrative | _____    | _____    |
| Special        | _____    | _____    |
| General        | _____    | _____    |

Resolution effective: \_\_\_\_\_