

# STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

## RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Stonebriar at Maplewood are incorporated herein as part of these Rules and Regulations.

1. The Occupants of each Lot in the General Plan of Development shall abide by each and every term and provision of the Homeowners Documents.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purposes other than for ingress to and egress from the Lots and Common Areas.
3. Any damage to the Common Areas, property, or equipment of the Association caused by any occupant, his family member, guest, invitee, or lessee shall be repaired or replaced at the expense of the Owner.
4. An Occupant will not park or position his vehicle so as to prevent access to another Lot. The Occupants will obey the posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of all Occupants.
5. No Occupant shall do or permit any assembling or disassembling of motor vehicles, except within his garage. Each Owner shall be required to clean his driveway of oil or other fluid discharged by his motor vehicle.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of the Common Areas.
7. No clothesline or other similar device shall be allowed on any portion of the Common Areas.
8. All garbage and refuse from the Lots shall be deposited with care in each Occupant's private garbage containers. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association property.
9. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind shall park or be parked at any time on any portion of the Common Areas, except for commercial vehicles, vans or trucks delivering goods or furnishing services. Said commercial vehicles, vans, or trucks shall not park or be permitted to park overnight on any portion of the common Areas or on any Lot (except within the confines of a garage). The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule, with costs and fees, including attorneys' fees, if any, to be borne by the vehicle owner or violator.
10. No garage doors shall be permitted to remain open, except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
11. No animals shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept on the Lot, provided they are not kept, bred, or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no Owner may keep more than two (2) dogs and no animal may be kept on the Lot which, on the judgment of the Board, results in a nuisance or is

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obnoxious to the residents in the vicinity. No Owner shall be permitted to maintain on the premises a bull terrier (pit bull) or any dog or dogs generally considered to be of mean temperament. Pets shall not be permitted in any of the Common Areas of Stonebriar at Maplewood unless under leash. Each pet owner shall be required to clean up after the pet in order to properly maintain the Common Areas. Each owner, by acquiring it harmless against any loss or liability resulting from his, his family member's or lessee's ownership of a pet. If a dog or any other animal becomes obnoxious to other occupants by barking or otherwise, the pet owner shall remedy the problem or, upon written notice from the Association, he will be required to dispose of the pet.

12. Complaints regarding the management of the Association Property, or regarding the actions of other Occupants shall be made in writing to the Association and shall be signed by the complaining owner.
13. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any given time by the Board.
14. These Rules and Regulations may be modified, added to or repealed in accordance with the Bylaws of the Association.

## **RULES AND REGULATIONS FOR THE RECREATION AREA AT STONEBRIAR AT MAPLEWOOD**

### **Swimming Pool Rules:**

1. The residents should be considerate of other residents when inviting guests, as the residents should be given full consideration as to the use of the pool. It is suggested that residents give careful consideration to inviting guests on Saturdays and Sundays when most of the residents will be at home. Guests are not permitted, and will be asked to leave, unless the resident who has invited them is with them at the pool.
2. Children under 15 years of age are not allowed in the pool at any time without an adult in attendance.
3. Pets are not allowed in the pool area at any time.
4. The pool will be open at 9:00 a.m. and closed to all at dusk. All residents and guests using the pool must be considerate of others as to noise of any kind.
5. No smoking or drinking is permitted in the pool.
6. Glass objects will not be allowed around the pool. Please do not leave paper, cans, or any other litter in the pool area. Place all trash in trash cans when you leave the pool area.
7. Only radios with earphones allowed.
8. No running or horseplay is permitted. Persons not observing this rule must take full responsibility for injury or damage resulting therefrom, and will not forfeit their right to the use of the pool.
9. No babies of diaper age allowed in the pool.

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## **Tennis Court Rules:**

1. Hours are 8:0 a.m. to 10:00 p.m. daily for the use of the tennis court.
2. Players may reserve the court for a maximum of one hour during prime time and two hours otherwise by entering their name on the reservation book kept at the court. All playing hours must start at the beginning of the hour. Prime time runs from 6:00 p.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. weekends. To give all residents an equal opportunity to use the tennis court, players should not make multiple reservations on any one day.
3. Players lose their reservation if they fail to appear within ten minutes after their reservations starts. Any other players may walk on and use the court for that allotted time.
4. Guests may only use the court if they are playing with a resident.
5. No children under 6 years of age are allowed on the court.
6. All players must wear regulation tennis shoes on the court.

**By Resolution of the Board of Directors of  
Stonebriar at Maplewood Homeowners  
Association Inc.**