

## **Stonehaven Rules and Regulations**

### **Article I. Living Environment**

These Rules and Regulations augment the requirements of the DECLARATION of Covenants, Conditions, Restrictions and Easements for STONEHAVEN AT BRECKENRIDGE GOLF CLUB (Declaration). Accordingly, please read the Declaration and in particular Article 5 – LIVING ENVIRONMENT STANDARDS of the Declaration for additional Stonehaven Living Environment requirements and restrictions.

#### **1-1. Nuisances (See also Section 5.7 of the Declaration.)**

Any activity in the Common Areas, court yards or Stonehaven streets, such as loud playground-type activities in the court yards, that creates a nuisance, annoys or disturbs a resident or his or her guests or renters is not allowed. In addition, trespassing onto another homeowner's lot is to be avoided unless permission is received by the appropriate homeowner.

#### **1-2. Pets (See also Section 5.15 of the Declaration.)**

Homeowners are allowed to keep a reasonable number of domesticated animals as pets including birds, fish, cats and dogs.

These pets shall generally be confined indoors. However, when outdoors, all pets must be under the direct and competent control of their owner or other competent person at all times. A pet is deemed to be under the control of a person if it is on a leash not longer than six feet in length and/or under voice and visual control. However, any pet that exhibits or has the potential to exhibit aggressive or frightening behavior toward a person or another owner's pet, must be kept on a leash at all times when outdoors.

All pet owners are required to immediately clean up and properly dispose of all waste material deposited by their pets.

Homeowners are responsible for any damage caused by their pet(s) to any Stonehaven Common Area or any other homeowner's property.

#### **1-3. Parking (See also Section 5.16 of the Declaration.)**

Only two automobiles may be parked in a homeowner's driveway overnight. Other vehicles, e.g. trailers, campers, trucks, boats, etc. are not allowed to be parked anywhere in Stonehaven. No vehicles of any kind can be parked within Stonehaven Common Areas or on undeveloped property at any time.

Emergency vehicles are permitted to park whenever and wherever as necessary in the administration of their official duties.

**1-4. Outdoor Burning (See also Section 5.20 of the Declaration.)**

No fireworks of any kind are permitted on any lot or Common Area.

**1-5. Trash (See also Section 5.6 of the Declaration.)**

All trash must be placed in the dumpster, not adjacent to the dumpster or the dumpster building. Dumpster lids and dumpster enclosure building doors must be closed and secured after use.

**1-6. Vehicle Maintenance (See also Section 5.18 of the Declaration.)**

Vehicle maintenance shall be allowed within Stonehaven but only within an Owner's garage space or driveway.

**Article 2. Compliance**

See also Article 8 – DUTIES AND POWERS OF ASSOCIATION of the DECLARATION of Covenants, Conditions, Restrictions and Easements for STONEHAVEN AT BRECKENRIDGE GOLF CLUB, Section 8.10 - Power to Enforce Declaration and Rules and Regulations; Section 8.11 – Power and Duty to Enforce Association Documents; and ARTICLE V – ENFORCEMENT of the BYLAWS OF STONEHAVEN AT BRECKENRIDGE GOLF COURSE ASSOCIATION.

**2- 1. Enforcement**

Unit owners shall be responsible for informing occupants, renters, management companies, trades people, contractors, and workers of these Rules and Regulations and the requirements and restrictions of the Declaration.

Unit owners shall be responsible for the actions of their renters, guests, management companies, trades people, contractors and workers. Any damage to the Common Areas or personal property caused by an owner, member of an owner's family or his guests, renters, management companies, trades people, contractors or workers shall be repaired at the expense of the Unit owner.

The Executive Board, at its sole discretion, shall resolve situations not covered by these Rules and Regulations.

**2-2. Violations and Penalties**

Violations of these Rules and Regulations as well as violations of the Declaration, Bylaws, or Adopted Policies and Procedures of the Stonehaven at Breckenridge Golf Club Association shall, at the discretion of the Executive Board, subject the Unit owner to the following penalties:

**A) First Offense: A warning notice in writing to immediately cease the violation or correct the violation within seven (7) days as appropriate.**

**B) Second Offense: A \$25.00 assessment fine against the Unit owner and a written Notice of Violation and Fine.**

**C) Third and subsequent Offense: A \$100.00 assessment fine against the Unit owner and a written Notice of Violation and Fine.**

**Owners notified of a violation shall have thirty (30) days from the postmarked date of any notification of a violation to file a written protest and request a hearing before the Board. Such request shall be made to the manager of the Association. The owner shall have the right to provide a written response to the Executive Board or appear in person or appoint a representative to appear on their behalf. Members of the Board or their representative shall, at the direction of the Board, review or hear the response, and shall determine an appropriate course of action.**

**The decision of the Executive Board or their representative shall be final. All fees, charges, fines, or penalties imposed by the Board and all costs incurred by the Association in enforcing these Rules and Regulations, the Declaration, or Bylaws shall be considered assessments enforceable against the Unit and the Unit owner.**

**All fines are due within 30 days after receipt of the Notice of Violation and Fine or immediately following a hearing before the Board, resulting in a decision to uphold the Notice of Violation and Fine.**

**If a fine is not paid within 60 days after receipt of the Notice of Violation and Fine or 30 days following a hearing which upholds the Notice of Violation and Fine, such fine may be filed as a lien. Any lien that remains unpaid for 90 days may be foreclosed.**

**The Board shall have the authority to take any additional remedial action it deems appropriate, including, but not limited to the filing of a lien, the filing of an action for injunctive relief or monetary judgment, or the filing of a suit for unlawful detainer.**