

STONEVIEW SUMMIT HOA RULES AND REGULATIONS

1. The facilities and property of Stoneview Summit Condominiums (“SVS”) shall be used only for the purposes for which they are intended: for the enjoyment of the personal use of the Owners and their Guests only.
2. No nuisance shall be allowed upon the SVS property or within a Unit, nor any use or practice that is a source of annoyance to Owners or which interferes with the peaceful possession and proper use of the SVS property by the Owners or their Guests
3. All parts of the Condominium shall be kept in a clean and sanitary condition; and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.
4. All vehicles on SVS property shall display either an SVS Owner windshield decal or a Unit-specific SVS Guest Parking Pass at all times while on SVS property. No trailers, commercial vehicles, boat trailers, or watercraft of any kind shall be parked on the property. Watercraft may not be stored on the SVS property without express written permission of the HOA. Fees for towing or removal shall be paid by the violator. *Contact property manager at SWRA office 256-825-2990 for storage locations within Stillwaters.*
5. No Owner shall decorate or alter any part of a Unit that will permanently affect the appearance of the Unit from the exterior. Such permanent decoration or alteration shall include painting, reflective film, outdoor window treatments, outdoor lighting, or any permanent fixture to outdoor walls/doors.
6. Screen doors and balcony shades must be purchased from SVS and installed by SVS approved contractors. Associated costs of the screen doors and shades, installation and maintenance will be the responsibility of the owners.
7. Outdoor wall mounted TVs must be installed by SVS approved contractors. TVs can be no more than 55 inches. Please contact property manager for installation.

8. Noises such as loud music and TVs should be kept at a normal volume at all times but kept to a minimum between the hours of 10:00 p.m. and 8:00 a.m. so as not to disturb other Owners and Guests.
9. No signs, notices or advertisements shall be inscribed or exposed on or at any window of a Unit or any part of the SVS property to include common element
10. All personal property of Owners and Guests shall be stored within the Unit. This includes the extended storage of water floats, tubes, etc. Kayaks and wakeboards can be stored in the kayak racks on first come first serve basis. This is not permanent storage and must be removed during off season.
11. Supervision by parents or guardians must be exercised at all times when children are playing on SVS property including ground level patios, elevators and boat docks.
12. No objects shall be thrown, swept, or hung from balconies or window sills. No clothing, rugs, towels, or mops shall be hung to dry on rails, doors or balconies.
13. No foreign objects such as rags, paper towels, disposable wipes or other non-biodegradable hygiene products shall be deposited into drains or toilets. Please do not pour grease down the drains. This can cause damage to the sewage pumps.
14. No open flames are allowed on SVS patios, balconies or common areas which include pool and pavilion areas. These include charcoal grills, open fire pits, tiki torches, or any other device that would create an open flame. Acceptable devices are propane and/or ceramic (“Big Green Egg”) type grills. Allowable devices shall remain three feet from building wall while in use.
Homeowners may request permission from the board for the use of charcoal grills during events held at a reserved pavilion area. Contact property manager to reserve pavilion.
15. No hazardous, flammable, combustible, explosive fluids or chemicals shall be kept in any Unit.
16. All units shall be equipped with a portable fire extinguisher.
17. No antennas or satellite dishes shall be allowed to service a Unit.
18. Smoking is not permitted within the fenced SVS pool area, the clubhouse, or the pavilion area.
Smoking materials should be disposed of in appropriate receptacles, and not thrown on grounds.
19. Use of the SVS pool is limited to Unit Owners and their Guests only, and not available for private party reservation.

20. Use of the SVS Clubhouse and firepits in the Pavilion area is restricted to Unit owners and guests, therefore, access codes should not be shared, nor accessibility advertised or granted. Unit Owner's private parties can be reserved through the property manager. The current code for the box that holds the remote to operate fire pits is **2468**. This may be changed periodically if necessary.
21. Boat slips are to be used by their assigned Unit Owners and their Guests only. Boats assigned to a double slip may not be docked in a way to cross the center line. Boat length should not hinder the entrance to and exit from surrounding slips.
22. All trash must be placed inside the dumpsters. No trash bags or containers will be allowed to leak onto hallways, elevator floors, sidewalks, or driveways. Any leakage or stains in these areas will be cleaned up by the Owner or Guest. Costs for any garbage cleanup done by SVS management will be assessed to the Unit Owner.
23. Only two pets are allowed per Unit. Pet owners must keep dogs on leash and clean up pet waste.
24. The SVS HOA is authorized to make, collect and levy assessments against Unit Owners for reimbursement of expenses incurred by reason of any act of the Unit Owners or Guests for damage to SVS property and for penalties for any rule violations.
25. Rule violations are to be reported by email to the property manager(s) by a board member. Persons who violate SVS Rules and Regulations will receive a written warning of the violation by SVS management or any SVS Board Member and asked to comply with the rules. Upon second violation of the same rule, unit owner will be fined \$100. If violation continues to occur, the fine will increase by \$100 increments for each violation.
26. The SVS property manager requires notification for anyone moving in or out of SVS using the elevators so that a representative can be present to supervise use of elevators. This also includes commercial deliveries of large items such as furniture, appliances, etc.
27. Personal Recreational Vehicles (PRV's) such as Golf Carts, Rangers and other vehicles of this type are allowed on SVS property. Lights and mirrors are required on PRVs in order to be compliant with general roadway use. Electric PRVs can be charged at the designated charging stations located near the pool. They may not be charged using an extension cord from personal units or plugs at buildings. PRV's can be parked in spaces designated for golf carts. Golf carts must be registered and display a current Stillwater's decal.

28. Mailboxes are a common element of SVS and are not individually owned. Each unit will be assigned a designated numbered box. Owners are not permitted to mark or otherwise label their assigned box.
29. Bicycles must be registered with SWRA office to receive a decal to place on bicycle. Bicycles can be stored in personal unit or in bicycle racks located at each building.
30. Owners who choose to rent their condos must register at SWRA and pay an annual fee of \$500 to the SVS HOA.

STONEVIEW SUMMIT POOL RULES

The pool area is closed from 10:00 p.m. to 7:00 a.m. Upon entering or leaving the pool area, each user is advised to pull the gate until it locks.

The pool restroom door code is 9292. Please make sure the restroom doors remain closed.

The pool gate code will be changed periodically. Owners will be advised of code change by property manager.

1. Pool use is limited to Owners and their Guests. Owners or Guests are required to wear (or possess) an HOA-distributed SVS wristband while inside the fenced area of the pool.
2. Smoking is not allowed inside the fenced area of the pool.
3. No children under twelve (12) years of age are allowed in the pool area unless accompanied by an adult. Pets are not allowed inside the fenced pool area.
4. Glass containers are strictly prohibited inside the fenced area of the pool. Food and beverages should not be consumed in the pool.
5. All guests are expected to clean up after themselves. Dispose of trash in provided receptacles.
6. Children in diapers must wear diapers that are approved for swimming. Please dispose of diapers and feminine hygiene items in trash receptacles (do not flush them in commodes).
7. No lifeguard is provided; swimmers swim at their own risk. Due to the 5-foot maximum depth of the pool, no diving is allowed.
8. Climbing on or jumping off of the sculptured rocks, fountain area, or the slide into the pool is prohibited.

9. To maximize enjoyment, all pool guests should become familiar with the use of the timer switches for the water-slide, and the cabana's ceiling fans.
10. Any Owner or Guest who violates any of these rules, after a verbal warning by another Owner or the SVS Property Management Team, will be asked to leave the pool area. All such incidents are to be documented and communicated to the SVS Property Manager and the SVS Rules Committee for further action , which may include eviction (if a non-owner) or suspension from further use until such privileges are reinstated by the SVS HOA.



TIMER FOR WATER ON THE SLIDE

The timer is mounted on the rock wall to the right of the steps for the slide.

Access the switch by gently lifting the cover from the bottom.

Turn the dial clockwise for the desired amount of time; repeat as appropriate.

(A similar timer operates the ceiling fans in the cabana.)