**STONEVIEW SUMMIT HOA RULES AND REGULATIONS**

These Rules and Regulations are in place to enhance or add to the Use Restrictions outlined in Article XII of the Stoneview Summit Condominium Document. Please read and be familiar with Article XII Use Restrictions and the below HOA Rules and Regulations

1. In Addition to Section 12.3: Household garbage shall not be placed outside by the front door or on a luggage cart. Garbage shall be removed directly from inside the Condo unit to one of the three dumpsters on SVS property. Cost for cleanup of spilled garbage will be incurred by the owner.
2. In Addition to Section 12.6: Removal of any unauthorized vehicle will be at the owner’s expense. Please contact the property manager at the Stillwaters office 256-825-2990 for storage locations within Stillwaters. In addition, all vehicles (cars, trucks, personal recreational vehicles, bicycles and motorcycles) must display a Stillwaters parking sticker or a unit specific visitors pass.
3. In Addition to Section 12.9: All personal property of owners and guest shall be stored within the condo unit. This includes the extended storage of water floats, tubes, etc. Kayaks and paddle boards may be stored in the available kayak racks on a first come first serve basis. Kayaks and paddle boards stored in the kayak racks are at the owner’s risk for loss or damages. Kayaks and paddle boards shall not be left on the ground or on boat docks. Items left on the ground will be removed by the management company and a fee of $100.00 will be assessed to the owner to recover such items. Items stored in the kayak racks must be labelled with the owner’s unit number.
4. In Addition to Section 12.13: To prevent damage during emergency entry into a condo unit, it is recommended that each unit owner provide the Management Company with a key or, at least, an access code to the unit.
5. In Addition to Section 12.14: No paper towels, disposable wipes or other non-biodegradable hygiene products shall be deposited into drains or toilets. Do not pour grease down the drains. Any of these offenses can cause costly damage to the sewage pumps.
6. In Addition to Section 12.18: It is highly recommended that all condos be equipped with a fire extinguisher. This will be an owner expense.
7. In Addition to Section 12.22: Only two pets are allowed per Unit. SVS has a leash requirement. All dogs must be leashed when out of the owner’s unit. It is The responsibility of all owners to pick up and dispose of their pet’s waste. There are six pet waste stations, with a supply of bags, around the property.
8. If an owner desires screen doors and/or balcony shades they must be purchased from an SVS approved vendor and installed by a SVS approved licensed, insured and bonded installer. Associated costs of the screen doors and shades, installation and maintenance will be the responsibility of the owner. Additionally, outdoor wall mounted TVs must be installed by an SVS approved contractor. TVs can be no more than 55 inches.
9. Open flames devises are not allowed on SVS patios, balconies or common areas which include the pool and pavilion area. These include charcoal grills, wood fired grills, open fire pits (with the exception of the established fire pits at the pavilion), 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 at least three feet from walls while in use.
10. Use of the SVS Clubhouse and fire pits in the pavilion area is restricted to Unit Owners and Guest, therefore, access codes should not be shared, nor accessibility advertised or granted. Unit Owners may reserve the pavilion for private events through the property manager. Without a reservation, the pavilion is open to all Owners and Guest.
11. The SVS pool, clubhouse and pavilion are no smoking areas.
12. Use of the SVS pool is limited to Unit Owners and their Guest **ONLY,** and not available for private party reservations. All persons inside the pool fence MUST wear a current year wrist band. Any owner has the right to ask persons not in compliance to leave and/or contact the property manager for assistance. See pool rules for further information.
13. Boat slips are limited common elements and each Unit has an assigned slip. These are not deeded boat slips. Boats assigned to a double slip may not be docked in a way so as to cross the center line of said slip. Boat length should not block entrance or exit to any slip. All docks are common elements and, therefore, are not for storage of water toys. Water toys can create a trip hazard on our docks. Boat docks are not an area for play.
14. Personal Recreational Vehicles (PRV’s) such as golf carts, Rangers and other vehicles of this type are allowed on SVS property. They must comply with Stillwaters rules which require, running lights, brake lights, turn signals, horn and mirrors to be legal on Stillwaters roadways. Electric PRV’s may be charged at any charging station. The use of extension cords run from a condo unit is not allowed for PRV charging. All PRV’s must be registered and display a current Stillwaters PRV decal.
15. Bicycles must be registered with the SWRA office to receive a decal to place on the bicycle. Bicycles can be stored inside the owner’s Unit or in SVS bicycle racks located at each building at the owner’s risk. Bicycles not displaying a decal are subject to removal. A fee will be assessed to recover bicycles removed for noncompliance.
16. 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.
17. The SVS property manager requires timely notification for anyone moving in or out of SVS so that a representative can be present to supervise the use of the elevators. This also includes commercial deliveries of large items such as furniture and appliances. Failure to notify the property manager places the unit owner liable for elevator damage and repairs.
18. The SVS HOA is authorized to make, collect and levy assessments against any Unit Owner for reimbursement of expenses incurred due to damages as well as for rule violation by the Owner, their guest or their tenants. Rule violations should be reported using PayHOA violation tab and tagged to Mike Dean. Persons violating rules or regulations will receive a written warning concerning the violation. A second violation of the same rule will incur a $100 fine. Violation of the rule a third time within a 12 month period will result in a $500 fine.
19. Owners who choose to rent their condos must register at the SWRA and pay a non prorated annual fee of $1200 to the SVS HOA. With each rental, the management company shall be notified of check in and checkout dates.
20. All vehicles (cars, trucks) should be parked in a designated parking space or the overflow lot across from building 4 if no other parking space is available. No vehicle should be parked on the manicured lawn.
21. Personal Recreational Vehicles (PRV’s)
	1. On Friday, Saturday and Sunday between Memorial Day and Labor Day, PRV’s should be parked in a designated golf cart parking space or in a peripheral parking area.
	2. PRV’s cannot be parked on the manicured lawn except for loading and unloading (30 min.)
	3. PRV’s should not be driven on the manicured lawn after heavy rains.
	4. PRV’s driven on the sidewalk must yield to pedestrian traffic.
	5. PRV’s used to deliver supplies to boat docks must be parked on the pine straw but not on or over plants.
	6. Owners are responsible for any damage caused by their golf cart (damage to lawn, light poles, shrubbery, etc.)
	7. SVS owners not currently visiting or residing at SVS should remove their PRV to a golf cart space across from building 4, across from the clubhouse or near the building 2 dumpster for parking/storage.

**STONEVIEW SUMMIT POOL RULES**

For the purposes of the below pool rules, pool area will be defined as the fenced in locked area around the pool and bathrooms .

NO LIFEGUARD IS PROVIDED AT THE SVS POOL. ALL USERS OF THE POOL DO SO AT THEIR OWN RISK.

The pool area is closed from 10:00 p.m. to 7:00 a.m. Upon **entering** or **leaving** the pool area, the Owner or Guest must pull the gate closed and verify that it is locked.

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

The pool area gate code will be changed periodically. Owners will be advised of code change by the Property Manager.

1. Pool use is limited to SVS Owners and their Guests. Owners or Guest are **required** to wear (or have in their possession) an HOA-distributed SVS wristband while inside the pool area.
2. Smoking is not permitted inside the pool area.
3. No children under twelve (12) years of age are allowed in the pool area unless accompanied by an adult.
4. Pets are not allowed in the pool area.
5. Glass containers are strictly prohibited inside the pool area. Food and beverages should not be consumed while in the pool.
6. Owners and Guests are expected to clean up after themselves. Dispose of trash in provided receptacles.
7. 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).
8. Due to the maximum 5 foot depth of the pool, diving is strictly prohibited,.
9. Climbing on or jumping off of the sculptured rocks, fountain area or the slide into the pool is strictly prohibited.
10. To maximize enjoyment, all pool guests should become familiar with the use of the timer switches for the water-slide and the cabana ceiling fans.
11. Any Owner or Guest who violates any of these rules, after a verbal warning by another Owner, pool monitor or the SVS Property Manager, 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 Board of Directors for further action, which may include eviction (if non-owner) or suspension from further use until such privileges are reinstated by the SVS HOA.