

**Stonebrooke Owners Association, Inc.,
Covenant Violations & Fines Policy
adopted by the Board of Directors,
effective 11/16/2021.**

According to Article VII of the Bylaws of Stonebrooke Owners Association, Inc. the Board of Directors has the power to adopt and publish rules and regulations governing compliance with the Stonebrooke “Deed of Dedication and Restrictive Covenants” and the “Bylaws of Stonebrooke Owners Association, Inc.”, and to establish penalties for violation of such rules and regulations. Such penalties include the authority of the Board of Directors to levy fines after notice provided that a reasonable opportunity to remedy the violation has been given to a member for any such violation. Such member shall be allowed ten (10) days after receipt of the notice to make a written request to the Board of Directors for a hearing. If such a hearing is requested, the member shall appear before the Board of Directors at a reasonable time and date to be set by the Board of Directors to present to the member’s position regarding the violation or the fine to be levied. Any fine so assessed shall be deemed an assessment against the lot of the offending member and shall be added to said member’s respective Deed of Dedication and Restrictive Covenants. If such deemed assessment is not promptly paid pursuant to the respective Deed of Dedication and Restrictive Covenants, then the same shall become a lien against the responsible member’s lot which lien may be foreclosed in the same manner as assessment liens under the provisions of the governing documents of Stonebrooke Owners Association, Inc., and the statutes of the State of Oklahoma.

The Covenant Violations & Fines Policy as adopted by the Board of Directors is as follows:

- First notice of violation: One (1) to thirty (30) days to correct the violation, depending on the severity of the violation. No fines will be assessed.
- Second notice of violation: One (1) to thirty (30) days to correct the violation. Fines may be assessed depending on the severity of the violation.
- Third notice: One (1) to fifteen (15) days to correct the violation. Fines may be assessed depending on the severity of the situation.
- Additional notice: Action is required immediately. Fines may be assessed depending on the severity of the situation. Legal action may begin. The Board of Directors has the right to charge the property owner for all costs, fees and fines in relation with the enforcement of notices and fines.
- If the property owner fails to correct the violation after receipt of the first notice, the Board of Directors has the right to correct the violation and to charge the property owner for costs, fees and fines.
- The Board of Directors is authorized to levy fines in the case of nuisances and abate a nuisance according to Oklahoma law.

Below is a list of the most common covenant violations and associated fines. The list serves as a guideline for the Board of Directors and is not conclusive. The Board of Directors is authorized

to deviate from the fines and notices set below if it sees fit due to extenuating circumstances. The Board of Directors is authorized to levy fines against covenant violations that are not included in the list

Most common covenant violations and list of associated fines

Category	Restrictive covenant	Covenant reference	First Notice of Violation	Second Notice of Violation	Third Notice of Violation	Additional Notice of Violation
Recreational vehicles etc.	<i>No boats, trailers, RV's, pickup campers, race cars, inoperative vehicles, debris, and similar items on streets or driveways for a period exceeding 48 hours. No day-to-day parking in common areas.</i>	SB Park: Sec. II, A. 10; SB Glenn: Sec. II., 2.1.10; SB Estate: Sec. II., 2.1.10.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$0.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$25-50.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$50-75.	Time period to comply from receipt of written notice: Immediately; Fine assessed: \$75-500; Legal action begins.
Signs	<i>No signs can be displayed in public view other than those announcing the sale of the home. Exceptions have to be approved by the Architectural Committee.</i>	SB Park: Sec. II., A.,11; SN Glenn: Sec. II., 2.1.11; SB Estate: Sec. II., 2.1.11.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$0.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$25-50.	Time period to comply from receipt of written notice: 48h; Fine assessed: \$50-75.	Time period to comply from receipt of written notice: Immediately; Fine assessed: \$75-100. Legal action begins.

<p>Landscaping and grass maintenance/ Clutter/ Construction materials</p>	<p><i>Lot has to be kept in a neat and orderly manner free of clutter, trash, and other debris; Grass and Landscaping to be maintained on a regular basis; Construction materials on lot for no more than 30 days.</i></p>	<p>SB Park: Sec. II., A.,15; SN Glenn: Sec. II., 2.1.15; SB Estate: Sec. II., 2.1.15.</p>	<p>Time period to comply from receipt of written notice: 15 days; Fine assessed: \$0.</p>	<p>Time period to comply from receipt of written notice: 15 days; Fine assessed: \$25-100.</p>	<p>Time period to comply from receipt of written notice: 15 days; Fine assessed: \$100--200.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed: \$200-500 Legal action begins.</p>
<p>Roofs</p>	<p>All roofing shall be Tamko Heritage II "Weathered Wood" shingles or equivalent. Other roofing material must be approved by the Architectural Committee.</p>	<p>SB Park: Sec. II, B. 3; SB Glenn: Sec. II., 2.2.3; SB Estate: Sec. II., 2.2.3.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$100-200.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$200-400.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$300-500.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed:\$400-500. Legal action begins.</p>
<p>Foundation landscaping; Tree in front yard</p>	<p>All houses shall have full foundation planting across the entire front of the house; A minimum of one tree shall be installed in the front yard.</p>	<p>SB Park: Sec. II, B. 14; SB Glenn: Sec. II., 2.2.14; SB Estate: Sec. II., 2.2.14.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$0.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$50-200.</p>	<p>Time period to comply from receipt of written notice: 30 days; Fine assessed: \$100-300.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed: \$200-500. Legal action begins.</p>

<p>Seasonal decorations</p>	<p>Seasonal and holiday decorations may be used if timely and seasonally displayed; Other ornamental landscape design items must be pre-approved by the Architectural Committee.</p>	<p>SB Park: Sec. II, B. 15; SB Glenn: Sec. II., 2.2.15; SB Estate: Sec. II., 2.2.15.</p>	<p>Time period to comply from receipt of written notice: 48h; Fine assessed: \$0.</p>	<p>Time period to comply from receipt of written notice: 48h; Fine assessed: \$25-50.</p>	<p>Time period to comply from receipt of written notice: 48h; Fine assessed: \$50-75.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed: \$75-100; Legal action begins.</p>
<p>Playground equipment / basketball goals</p>	<p>No playground equipment in the front yards; certain requirements for basketball goals.</p>	<p>SB Park: Sec. II, B. 16; SB Glenn: Sec. II., 2.2.16; SB Estate: Sec. II., 2.2.16.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$0.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$25-50.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$50-75.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed: \$75-250; Legal action begins.</p>
<p>Submittal of Plan Review to the Architectural Committee</p>	<p>No residence, outbuilding, improvement, driveway, fence, wall, satellite receiver dish, or mailbox shall be erected, placed or altered without prior approval by the Architectural Committee. Respective form is on the website.</p>	<p>SB Park: Sec. III, A. 1; SB Glenn: Sec. III., 3.1.1; SB Estate: Sec. III., 3.1.1.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$0.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$25-100.</p>	<p>Time period to comply from receipt of written notice: 7 days; Fine assessed: \$50-250.</p>	<p>Time period to comply from receipt of written notice: Immediately; Fine assessed: \$100-500; Legal action begins.</p>