

Stone Meadow Association

Rules & Regulations

Revised: February 28, 2023

The Rules & Regulations listed herein are a supplement to the Condominium Bylaws and related documents of Stone Meadow Association. We hope you will recognize the following Rules & Regulations as additional tools to keep Stone Meadow beautiful, and make the community a pleasant living environment for all its residents.

These Rules & Regulations have been promulgated and approved by the Board of Directors for Stone Meadow Association in accordance with Article VI, Section 9 of the Bylaws.

Vehicles

Article VI, Section 7 of the Bylaws for Stone Meadow provide that cars may be parked in the garage or driveway apron of each home. These cars must comply with the description set forth in the bylaws. Additionally, vans and pick-up trucks used for personal transportation must meet all of the following criteria:

1. The registration and title must describe the vehicle as a pick-up truck or van.
 2. No ladder racks, toolboxes, or similar attachments to the vehicle are allowed.
 3. No dump boxes, flat beds, tilt cabs, or other commercial modifications are allowed.
 4. All vehicles are limited to two axles; one front and one back.
 5. No commercial lettering, signage, or similar identification is permitted on vehicles.
- Any trucks, trailers, motorcycles or other vehicles not specifically approved in Article VI, Section 8 of the Bylaws must be parked inside the garage of each unit at all times. Please note that all approved transportation vehicles must be parked within the garage or in the driveway apron of each home. No overnight curbside parking is allowed on the streets.

Decks / Patios

All decks/patios must be constructed in accordance with, and be approved by, the local building department and governmental authorities pertaining to deck construction. No part of the deck structure or patio shall protrude beyond the side walls of the attached building structure. All visible deck materials, including any approved privacy fencing, must be uniform in appearance and made of the same material. (For example, a deck may have all cedar wood, but may not have a visible combination of cedar and wolmanized lumber.) Privacy fences that are approved by the local building authorities may be installed on decks or around patios, provided that they do not exceed 6 ft. in height.

Satellite Dishes

Personal satellite dishes for private home use may not exceed 24" (inches) in diameter, and must be installed on the building structure of each home. The color of the satellite dish should closely resemble the portion of the building structure that it is attached to, so as to avoid drawing undue attention to the device.

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Pools/Swimming Spas

Pools/Swimming Spas are defined as a “tank (as of concrete or plastic) made for swimming.” Above ground pools are not allowed. Any in-ground pool/swim spa installation must be approved by the appropriate governing body and located in the accessory use area (up to half the distance to the rear lot line and within the boundaries of the side walls of the corresponding house).

Any pool structure must be completely fenced in accordance with the bylaws and maintained by the corresponding owner. Any liability associated with a pool/swim spa shall be exclusively held by the unit owner of said pool/swim spa, and all applicable insurance must be maintained solely by the unit owner.

In addition to the pool/equipment placement and fencing layout approvals required of the SMA board, it is also necessary to provide all landscaping plans for the associated area. All landscaping is to be completed within 90 days of pool installation pending season.

Hot Tubs

Hot Tubs, Spas, Jacuzzis and similar items may be installed on the approved deck or patio of each condominium unit. Hot Tubs and similar items must be maintained in a manner consistent with applicable laws and/or municipal codes, including any provision for covering the device or installing a fence around the perimeter of said device.

Late Fees, Fines & Collection Policy

In accordance with the Association Articles & Bylaws, a late fee of \$25.00 may be assessed if dues are not paid within ten (10) days of the respective due date for that quarter.

Additionally, if there has been a violation of any of the provisions of the Condominium Documents, the following fines may be levied:

- First Violation \$25.00 Fine
- Second Violation \$50.00 Fine
- Third Violation \$100.00 Fine
- Fourth Violation \$200.00 Fine
- All Subsequent Violations \$200.00 Fine

Reference the attached Stone Meadow Condominium Rules Relating to Fines.

The policy for collection of delinquent accounts shall be as follows:

Any Association Account that becomes delinquent in an amount equal to or greater than three months Association Fees shall be subject to a lien, and all applicable legal fees for the placement of a lien and the subsequent collection of the delinquency will be assessed to the corresponding Co-Owner Account. Any account that remains delinquent and exceeds an amount equal to or greater than six months Association fees shall be subject to foreclosure action, and all applicable fees shall be charged to the Co-Owner Account as defined in the Condominium Documents.

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Landscaping

Typical landscaping may be installed around the perimeter of individual homes, provided that the existing grade is not altered. Typical landscaping may consist of metal or plastic edging, mulch, plant materials, and landscape lighting around the perimeter of a home. Any deviations from this standard must be approved by the Board of Directors.

Color Scheme

Certain color combinations were approved by the developer of Stone Meadow in an effort to maintain uniformity throughout the community. Any modifications to the original color scheme require the prior written approval of the Board of Directors.

Sheds

Storage sheds, out buildings, or temporary structures of any kind are prohibited at Stone Meadow.

Curbside Trees

While the curbside trees are purchased by the HOA, their care is the responsibility of each homeowner where the trees reside. Once a tree is installed, it is the responsibility of the homeowner to water it to make sure it established/rooted in the area with which it is planted.

The HOA will replace a tree once at no cost to the homeowner if the tree perished due to lack of water. After that grace period, should the tree perish for a lack of water again, the replacement will be at the expense of the homeowner.

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STONE MEADOW CONDOMINIUM

RULES REGARDING RECOVERY OF ATTORNEY FEES AND COSTS

The Board of Directors of Stone Meadow Association (the “Association”) adopts these rules on February 28, 2023, effective immediately.

BACKGROUND

A. The Association is responsible for governance, maintenance, and administration of Stone Meadow Condominium (the “Condominium”).

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association’s Articles of Incorporation, the Master Deed and the Condominium Bylaws (collectively, the “Condominium Documents”).

C. The Michigan Condominium Act authorizes and Article VI, Section 6 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association's Board of Directors desires to adopt rules with respect to the recovery of attorney fees and costs arising out of violations of the Condominium Documents.

The Association's Board of Directors adopts the following Condominium rules (the “Rules”), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. In a proceeding arising because of an alleged default by a Co-owner, the Association, if successful, shall recover the costs of the proceeding and reasonable attorney fees, as determined by the Court.

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Respectfully submitted,

Board of Directors

Stone Meadow Association