

STONEYBROOK OWNERS ASSOCIATION

"Where everyone has a part to play."

RESIDENT RIGHTS AND RESPONSIBILITIES

Contact: Willamette Community Management

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A brief overview of the rules and regulations pertaining to single-family home owners.

Clubhouse

The Stoneybrook Owners Association (SVOA) Clubhouse is available by reservation to residents and owners of the Village. The resident must be in attendance during the entire event and guests are to be invited personally; not by publicized announcement.

- Reasonable and practical safety precautions are expected of all users.
- The resident is responsible for assuring the facility is left in a state of cleanliness according to the Clean Up checklist.
- Only trained assistance animals with their owners may enter the clubhouse.
- Smoking in the facility or on the grounds is prohibited.

(ref: Clubhouse Use Policy)

Pool and Spa

Residents and guests in their company are welcome to use the pool/spa between the hours of 7:00 am and 8:00 pm.

- Reasonable and practical safety precautions are expected of all users.
- Non-swimmers and children under fourteen (14) years of age must be accompanied by a responsible adult observer.
- Only trained assistance animals with their owners may enter the pool house.
- Smoking in the facility or on the grounds is prohibited.

(ref: Pool/Spa Policy)

Community Garden

The gardens exist to provide residents the opportunity to garden, maintain an attractive addition to the community and enjoy the company of their neighbors.

- Regular weeding is expected.
- Garden tools and equipment must be removed from the garden each day
- It is the gardener's responsibility to leave the garden plot completely empty before winter.

(ref: Community Garden Policy)

Single Family Landscape Services

- Maintenance of front yards of Single-Family Lots and the street side yards of all corner Single-Family Lots will be performed by the Association. With the approval of the Architectural Review Committee an Owner may install and maintain additional landscape or flowers in this area. All Owners shall maintain the remainder of their Lots in a neat and well-kept condition. (CC&Rs, Article 6.18)
- Requests for change in landscape maintenance are submitted to Willamette Community Management.

(ref: Single Family Landscape Services)

Architectural Review Committee (ARC)

It is the Committee's objective to assist owners and the collective membership to maintain the beauty and character of the community. Accordingly, ARC Rules and Regulations are established for the purpose of directing owners toward positive enhancement of Village properties.

- Change requests are required to exterior modification.
- Solar panel installations must conform to the most current Oregon Solar Installation Specialty Code and ARC guidelines.
- Container carts for garbage, trash, etc., and garden equipment are to be screened from public view.

(ref: *Architectural Review Committee Procedures, Standards & Guidelines*)

Owners' Properties

Most recent revisions to the CC&Rs include

- Front lawn signs are limited to 24 inches by 36 inches, and not to be displayed for more than 30 days. For Sale or For Lease signs and Security System signs are exempt from this provision. (Article 6.7)
- No part of any Lot or any part of the Common Areas shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. With Architectural Review Committee approval, garbage and yard waste containers may be stored outside in approved containers in a manner that complies with Design Guidelines adopted by the ARC. (Article 6.9)
- Exterior antennas and satellite dishes shall not be permitted to be placed upon the exterior of any Single-Family Lot, except in accordance with Design Guidelines established by the Architectural Review Committee. (Article 6.10)

(ref: *Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for Stoneybrook Village*)

Rules Enforcement and Fines Policy

To ensure residents who enjoy the privilege of living in Stoneybrook Village also accept the responsibility to respect their neighbors' rights of peaceful enjoyment, safety, and sustained property value, a procedure for resolving complaints dealing with violation of declared *Covenants, Conditions, Restrictions and Easements for Stoneybrook Village (CC&Rs)*.

- In order to begin the rules enforcement process, an owner, a resident, or an agent of the Board of Directors must state, in writing via regular mail, or email, through the Association website or facsimile, any rule violation being reported.

If a violation is confirmed by the Board of Directors, then:

- Upon notification of the first violation, the owner and/or resident will receive a written "Friendly Reminder" to correct the violation. This reminder will inform the specifics of the violation to be corrected and request correction to avoid potential fine assessment and/or collection activity.
- The resolution process will continue through specific intervals of time.
- Should the violation remain unresolved after the specified process, Article 11 (Enforcement) of the *CC&Rs*, para.11.2.b, will be enforced.

(ref: *Rules Enforcement and Fines Policy*)

Collection Policy

Assessments are payable in advance and are due on the first day of the month. Any amount not received by the last day of the month is delinquent, and is subject to penalties and interest and further action as allowed by the governing documents. Payments will be applied to the oldest amount due, including penalties and interest.

(refs: *Collection Policy and Fee Schedule*)