

STONE MEADOW HOMEOWNERS ASSOCIATION

Some of the residents of Stone Meadow are in violation of the Declaration of Covenants, Conditions and Restrictions (DCCR's) and may not be aware of the violation. The Stone Meadows Homeowners Association is responsible for the enforcement of the covenants, which you received upon the purchase of your home.

Below is a brief summary of some of the provisions of the DCCR's as contained in Article VI. Please read all the documents and become familiar with your responsibilities as a member of Stone Meadow Homeowners Association.

1. **6.1 Residential Use.** Each lot can only be used for residential use only.
2. **6.2 Single Family Use.** Each home is limited to only one family consisting of persons related.
3. **6.3 Garage.** Each home shall have an enclosed garage suitable for parking two automobiles. All garage doors shall remain fully closed at all reasonably practical times. No garage or other out-building shall be converted into a dwelling or living area by any Owner.
4. **6.4 Restrictions on Resubdivision.** No lot can be divided.
5. **6.5 Driveways.** Driveways must conform to city specifications and requirements.
6. **6.6 Uses Specifically Prohibited.**
 - A. No temporary buildings. (Except playhouses, dog houses, greenhouses, gazebos, and buildings for storage of lawn equipment which may be placed on a Lot only in places which are not visible from any street on which the lot fronts.)
 - B. All Vehicles shall be parked, stored, or placed so as not be visible from any street or from ground level view from an adjoining lot. On-street parking shall be limited to temporary parking of guests for no more than 12-hour periods. All work on vehicles shall be performed only in a fully enclosed garage completely screened from public view.
 - C. Trucks with tonnage excess of one and one-half tons and any commercial Vehicle with signage are not permitted to park anywhere on the property.
 - D. No vehicle that transports dangerous cargo is permitted to park on the property.
 - E. No vehicle that is not in operating condition, does not have current registration and inspections are permitted to be parked on the property unless in a completely enclosed garage.
 - F. No garage or other structure can be used as a dwelling on any lot.
 - H. Only regular household pets allowed, limited to four per home. Pets must be restrained or in a fenced yard. Each pet must be properly registered and tagged in accordance with local ordinances.
 - I. No Lot should be used to dispose of trash.
 - L. All air-conditioning apparatus, including window units, shall not be visible from any street in front of the home.
 - M. Satellite Dishes and Antennas must be placed in the least conspicuous location on a Lot where an acceptable quality signal can be received so long as it is completely screened from view from any adjacent street or other public area, and such devices that are fully contained within a home or the attic in a Home and completely screened from public view.
 - N. No Lot shall be used for business for any length of time. No business activity shall be conducted on the property that is not consistent with single-family residential purposes. *No noxious or offensive activity shall be undertaken on the Property, nor shall anything be done which is or may become a public or private annoyance or nuisance to the Development.*
 - O. Corner lots should review this provision regarding sight lines.
 - R. Signs may not be placed on lots except for sale signs and political signs during an election period.
 - S. Outdoor drying of clothes is prohibited.
 - T. Lawn equipment shall be stored away from view from adjacent Lots and streets when not in use.
7. **6.10 Fences and Walls.** All fences and walls shall be constructed only of masonry, brick, natural colored wood or other materials as may be approved by the Architectural Control Committee. Fences must be at least six feet (6') but no more than eight feet (8') tall and not painted. Fences shall be built so the support posts are not visible from the street. Owners are responsible for maintaining the fence on each Lot.
8. **6.13 Windows.** Windows, jambs, and mullions shall be composed of anodized aluminum or wood. No sheets, blankets, bedding, or similar material shall be placed on any window or door and in no event, shall aluminum, reflective film, or similar treatment be placed on any window or glass door of any Home.

The Architectural Control Committee is described in Article V of the DCCR's and requires that any addition, change or improvement of any kind to your Lot or Home be approved by the Architectural Control Committee (ACC) prior to the changes. This includes submitting the plans in writing with a plat and complete description of the changes described fully. *Read Article V completely before making any changes to your property.*

Violations such as unapproved exterior alterations, enclosing a garage, cars parked permanently in the driveways and constant parking on streets have been observed. Also, satellite dish placements, unapproved storage building, lawn equipment left out and other violations have been reported. Notices have and will be sent. It is important to uphold the DCCR's of Stone Meadow Homeowners Association. I hope this information is helpful.