

STONEFIELD VILLAGE HOA RULES & REGULATIONS

1. **PARKING:** Every home has a 2 car garage and the ability to park at least 2 cars in the driveway.
 - a. Overnight parking on HOA streets is prohibited.
 - b. During the daytime you may park on the streets as long as you are not within 20ft of or across from a driveway.
 - c. Between November 1st and April 6th, no parking is permitted in the streets at any time. This is to allow plowing at any time.
 - d. Trailers, Large Trucks, Buses, RV's and Boats are not allowed on Stonefield Village HOA roads.
 - i. Fines:
 1. First Violation: Warning
 2. Second Violation: \$50
 3. Third Violation: Vehicle towed at owner's expense.
 - ii. Vehicles may also be towed if:
 1. They do not have current registration.
 2. Has visible disrepair and cannot be moved.
 3. Is leaking fluids in large enough amounts to be considered in disrepair.
2. **FENCES:** The HOA has decided to offer the homeowners the option to fence HOA property.
 - a. To maintain consistency, all fences must be vinyl and either white or tan (matching the color of dividers between twin homes).
 - b. Prior to any fence being put up, you must submit plans to the property manager who will consult with the HOA board. Written approval must be obtained.
 - i. The HOA may stipulate charges to the property (such as the moving of sprinkler boxes) in order to limit any need to go into the fenced in area. These changes must be completed by the owner at their expense before fencing will be approved.
 - c. Any non-approved fence will be removed at owner's expense and a \$50 fine will be charged.
 - i. This also included chain-link dog runs.
 - d. After fencing, the landscaping inside the fence must be maintained by the homeowner.
 - e. Fences may only extend 20 ft or less from the back of the home.
 - f. All approved fences are permanent.
3. **PETS:**
 - a. If you own a pet, you are required to clean up after them. If you neglect to do this, you will receive a fine of \$50 for each occurrence.
 - b. All pets must be kept on a leash and in the owners control while they are out of the house. The lease may not be longer than 20 ft.
 - c. In an owner's absence, pets must be confined to the individual unit and not left on the patio or common areas.

- d. Pet owners are required to monitor the activities of their pets at all times so pets do not create a disturbance that constitutes a nuisance to neighboring residents.
 - e. Additional fines may apply if violations or nuisances continue to occur.
4. SAFETY:
- a. No trampolines are permitted on HOA property. Removal of a trampoline will be at the owners' expense and the trampoline will be disposed of without notice.
 - b. No open wood fire pits are allowed on HOA property. Propane fire pits and barbecues are allowed. Homeowners who are found using a wood fire pit will be subject to a \$50 fine per each offense. Any damage to homes, grass, or fences caused by a homeowner's fire pit or barbecue will be fixed at the offender's expense.
5. COMMUNITY APPEARANCE:
- a. You are responsible to remove weeds in flower beds. Any flowerbeds in front of a unit are the responsibility of the unit owner. Fines will apply if neglected.
 - b. You are responsible for the upkeep of the area around your unit. Garbage is not to be let on your front porch, back patio or common areas. Wood piles are strictly prohibited.
6. NOISE:
- a. Be courteous to your neighbors by keeping noise, music, parties, and gatherings to a minimum.
 - b. Layton City Noise Ordinances start at 9:00 PM. If you violate this, fines will apply.
7. HOA BOARD MEMBERS:
- a. Board members must be a member of the HOA in good standing with the HOA and have no dues in collection.
 - b. HOA Board Members can be on the board for a maximum of three years, at which time they must re-run to continue to be a board member.
 - c. Board members must disclose all conflicts of interest that may arise. They cannot receive any monetary benefits for serving (i.e., receiving a reduction or suspension of dues).
8. SOLAR PANELS:
- a. Homeowners may install solar panels on the roofs of their units. However, the following must be submitted in writing to the HOA before installation is completed:
 - i. A waiver from the owner that the HOA is not responsible for any of the panels, damage caused by panels, damaged caused to panels or the loss of panels by theft, storm, or any other causes.
 - ii. A waiver from the solar company that the HOA is not responsible for any of the panels, damaged caused during the installation of the panels, damaged caused by the panels, damaged caused to panels or the loss of panels by theft, storm or any other causes.
 - iii. Approval of the adjoining unit homeowners if the unit is a duplex.

- iv. A general overview of the project, the direction of the panels, and the amount of roof that will be covered in panels. The HOA may request cosmetic changes to the solar panel to help it match aesthetically with other units.
- b. If the homeowner is unable to get the required documentation before the installation of the panels, the homeowner will be subject to a fine until the documentation is received and approved by the HOA board.
- c. The homeowners are responsible for all maintenance, upkeep, repair and replacement and disposal of panels. The homeowners will maintain all liability and insurance for solar panels.
- d. The HOA will not trim trees or otherwise adjust landscaping concerns from established parameters to better assist with solar panels.

Joseph M. ...
Signature

Board Member
Title

9-13-16
Date

Shirley ...
Signature

BOARD MEMBER
Title

9-13-16
Date

Signature

Title

Date