

Stonewater Condominium Association, Inc.  
Rules and Regulations  
March, 2021

**Rule #1. APPEARANCE, INTEGRITY OF EXTERIOR:** In order to protect the architectural scheme of Stonewater, no Owner shall decorate or alter any part of a Unit so as to affect the appearance of the Unit from the exterior. Such decoration or alteration shall include, but not be limited to, change of the Board approved paint scheme. Windows are part of the Common Elements of the Association, and therefore cannot be changed. Any alterations made to the exterior of a Unit or to the Common Elements may be removed by the Board at the Owner's expense.

**Rule #2. BUSINESS:** Business activity is significantly restricted. The Board has complete discretion regarding any business activity occurring on premises. Usage as a place of business shall not be apparent or detectable by sight, sound or smell. The business shall not involve persons coming onto the property for business purposes or increase delivery activity. All business must be legal in nature and conducted in accordance with all local, county, state, and/or federal laws. The business shall not increase the Association's liability or utility costs.

**Rule #3. CLUBHOUSE:** All persons reserving the Stonewater Clubhouse for a function shall sign and adhere to the Stonewater Clubhouse Use Agreement. The pool is open to all residents from 8 a.m. to dusk, and cannot be reserved for private functions.

**Rule #4. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS:** In addition to the provisions of the Declaration concerning Common Elements and Limited Common Elements as defined in Section One of the Declaration, nothing shall be placed in the Common Elements or Limited Common Elements other than the following items:

Rule #4 (a). **American FLAG:** Only the United States of America flag may be attached to a Unit. The flag must be hung from a flag pole mounted on the wall of the Unit either to the right or left of the garage door and cannot be larger than 3' by 5'.

Rule #4 (b). **Garden FLAG:** A Garden Flag is permitted with the following limitations - the flag shall be no larger than 12" x 18" and displayed from a stand that can be no higher than 48" above ground. The flag and stand must be placed in a mulched area, contiguous to the Unit.

Rule #4 (c). **GRILLS:** Portable grills shall be stored in the garage or rear lanai/porch when not in use. No hibachi, gas-fired grill, charcoal grill, or other similar device used for cooking, heating, or any other purpose, shall be used or kindled under any overhanging portion of a Unit or within 10 feet of any structure.

Rule #4 (d). **HOSE REEL:** No hose reel or hose hanger may be mounted or placed on any Unit. A stand-alone hose reel is permitted, but must be stored in a garage or enclosed rear lanai/porch when not in use. Hoses, when not in use, shall be stored in the garage or out of sight.

Rule #4 (e) **LIGHTING, SOLAR OR LOW VOLTAGE:** Solar or low voltage lighting systems are allowed along the sidewalk in the mulched areas of end-unit townhomes. The lights, after installation, shall be no higher than 16 inches above the ground and no closer than 4 feet apart.

Rule #4 (f). **PORCHES:** Porch furniture, of such a type that is intended for outdoor use and will not block ingress or egress, and potted plants may be placed on the entrance porch. Potted or hanging plants may not be permanently attached to the Unit.

Rule #4 (g). **WREATH:** A wreath may be placed on the front door or front window of a Unit using a hanger that does not penetrate the door, window, siding or wood trim. Only one wreath is allowed per Unit.

Rule #4 (h). **YARD ART** is permitted in Mulched Areas only: No more than two items per Unit from the following list may be placed in the mulched area adjacent to a Unit; garden flag (as described above), potted plant, statue, fountain, and/or bird feeder. Bird feeders shall not be visible from the road. No item placed in a

mulched area shall be taller than 48", or wider than 30". Mulched areas cannot be enlarged to accommodate yard art.

Rule #5. DOG PARK: All persons using the Dog Park shall adhere to the posted rules.

Rule #6. EMERGENCIES: The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or of any portion of a Unit to be maintained by the Association pursuant to the declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units. To facilitate entry in the event of an emergency, the Owner must deposit a key with the Association Board of Directors or other trusted person in close proximity to the Unit. The Owner will notify the Association Manager of the key location. Keys will be kept in a secure location. If the Owner does not provide a key or the name of a local key holder, the Association reserves the right to gain entry to a Unit through any means necessary, and repair of any resulting damage to the Unit will be the responsibility and expense of the Unit Owner.

Rule #7. FISHING: Fishing is for residents and their guests only. Guests must be accompanied by a resident when they are fishing. Fishing in the pond is at your own risk. No wading or entry into the pond is allowed. Fishing is allowed from the banks only.

Rule #8. GARAGE DOORS: To protect the safety of the community and enhance the appearance of the Association, garage doors shall remain closed when not in use.

Rule #9. GARBAGE, RECYCLING, BULK PICKUPS: Containers for garbage and recycling may be placed curbside no earlier than the evening prior to scheduled pickup and may not remain outside of any Unit later than the evening following pickup. Immediately upon placing bulk garbage items curbside, residents must call the City of Lakeland and arrange for bulk pickup (pick up of large junk or garbage items that will not fit in garbage containers).

Rule # 10. The Board of Directors has established the following holiday decoration rules:

Rule #10 (a). HOLIDAY DECORATIONS, Duration: The display of holiday decorations is permitted from November 15th of each year through January 15th of the following year. Decorations for holidays not included in the time frame listed above may be displayed on the holiday, seven days before the holiday and three days after the holiday.

Rule #10 (b). HOLIDAY DECORATIONS, Lights: Strings of lights are permitted when placed on shrubbery, wreaths, and/or hung from the eaves of the Unit using a Board approved hanging device. No other lights may be attached to the Unit. Exterior UL rated extension cords and connectors are required for all exterior light strings.

Rule #10 (c). HOLIDAY DECORATIONS, Location: Other Holiday decorations may be placed on the front entrance porch, front of Unit, rear lanai/porch and mulched areas. No decorations are allowed on the lawn areas.

Rule #11. LANDSCAPING: All landscaping is part of the Common Elements and/or Limited Common Elements. For changes to landscape in Limited Common Elements in accordance with the limitations in these Rules and in the Stonewater Documents. Owners must submit a Landscape Alteration Request to the Board. No other modification, change or landscape removal is allowed.

Rule #12. LEASES: In addition to the provisions of the Declarations concerning leases, Owners must file a copy of each lease with the Condominium Association.

Rule #13. The Board of Directors has established the following parking rules:

Rule #13 (a). Clubhouse PARKING: The Clubhouse area parking lot is for the exclusive use of persons using the swimming pool or attending functions in the Clubhouse. Open parking at the Clubhouse is permitted between 8 p.m. and 8 a.m. of the following day as posted.

Rule #13 (b). Cul-de-sac PARKING: Parking is allowed between 8 a.m. and 1 a.m. of the following day, provided the vehicle is parked in the center of the cul-de-sac, allowing free access on all sides and no driveway is blocked. Cul-de-sac parking is prohibited between 1 a.m. and 8 a.m.

Rule #13 (c). PARKING (Motor Homes, Campers, Trailers, Boats, etc.): Motor homes, campers, trailers, boats and other vehicles, whether operated under their own power or not, may remain in Stonewater for no more than 24 hours unless stored inside a Unit's closed garage. These vehicles may be parked on the Unit's driveway overnight but must fit entirely on the driveway. Vehicles of these types that do not fit in a Unit's closed garage or driveway, may be parked roadside following Stonewater Roadside Parking Rules and/or Clubhouse Parking Rules. A Unit Owner, their lessee or visitors may collectively exercise the 24-hour parking privilege in this paragraph only twice in any calendar month, and these may not be consecutive days. The 24-hour period begins when the vehicle first parks within Stonewater and is not extended by the vehicle's departure and subsequent return.

Rule #13 (d). Private Vehicle PARKING: Unit Owners, their lessees and visitors may park vehicles in the Unit's garage or on the Unit's driveway. Parking in a neighbor's driveway is allowed ONLY with the written permission of the neighboring Unit's Owner or lessee. Parking on grass is prohibited.

Rule #13 (e). Public Safety Vehicle PARKING: Public safety vehicles are exempt from Stonewater parking and vehicle rules.

Rule #13 (f). Roadside/Common Elements PARKING: Vehicles are allowed to park roadside between 7 a.m. and 1 a.m. of the following day. No driveway or other posted parking prohibited area can be blocked. All roadside parking is prohibited between 1 a.m. and 7 a.m. Parking is not allowed next to yellow painted curbs.

Rule #14. The Board of Directors has established the following pet rules:

Rule #14 (a). Breeding PETS: No animal may be kept for onsite breeding purposes.

Rule #14 (b). PET Indemnification: Each Unit owner possessing or owning any pet(s) indemnifies Stonewater Condominium Association and each of its Unit owners and holds them harmless against any loss or liability of any kind arising from the presence or actions of such pets.

Rule #14 (c). PET Leash Requirement: All dogs on Stonewater property will be kept under leash control.

Rule #14 (d). Nuisance PETS: No animal shall be allowed to constitute a nuisance or disturb any resident by excessive barking, biting, or any other means.

Rule #14 (e). Number of PETS: Two (2) pets per Unit are permitted consisting of domesticated dogs, cats or small caged birds.

Rule #14 (f). PET Waste: All animal waste/feces shall be removed immediately and disposed of in a waste receptacle. The cost to repair any damage to personal or Association property due to pet waste will be borne by the respective owner.

Rule #15. The Board of Directors has established the following safety rules:

Rule #15 (a). SAFETY, Common Elements: In order to enhance the beauty of the buildings and for safety purposes, the sidewalks and all Common Elements must not be obstructed and must be used only for the purposes for which they were designed.

Rule #15 (b). SAFETY, Gates: To protect the safety of residents and guests, no climbing is allowed on Association gates.

Rule #15 (c). SAFETY, Lake: To protect the safety of residents and guests, no swimming or boating is allowed in or on the water elements. No residents or guests are allowed in, on or near the stream or waterfall areas.

Rule #15 (d). SAFETY, Roofs: No one other than persons authorized by the Board of Directors or Association Manager shall be permitted at any time on any roof of the Condominium Buildings.

Rule #16. SIGNS: In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering, will be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the Common Elements or Limited Common Elements or displayed to the outside from within any Unit, except for the following:

Rule #16 (a). Medical SIGNS: For the safety of residents, vendors and public safety responders, medical signs (example: Oxygen in Use, No Smoking) may be placed in the window adjacent to an entry point. These signs shall be no larger than 5" by 7".

Rule #16 (b). Security SIGNS: A security sign may be placed in the mulched area near the front entrance of the Unit. The sign may be no larger than 100 square inches, and the top of the sign must be no higher than 28 inches above the ground. A second security sign (no larger than front sign) may be placed near the rear entrance in a mulched area. A window sticker, issued by a licensed security company, may be used in lieu of the front and/or rear sign, provided the sticker is no larger than 3 inches by 5 inches.

Rule #17. SOLICITATION: There shall be no solicitation by any person in Stonewater Condominiums for any cause unless authorized by the Board of Directors.

Rule #18. SPEED LIMIT: For the safety of Stonewater Residents, the maximum speed for vehicles in Stonewater is fifteen (15) miles per hour. This speed limit may be enforced by local law enforcement.

Rule #19. SWIMMING POOL: All persons using the pool shall adhere to the posted rules. The swimming pool is open each day from 8 a.m. until dusk, unless closed for maintenance, repairs or inclement weather.

Rule #20. TENNIS COURTS: All persons using the Stonewater Tennis Court shall adhere to the Stonewater Tennis Court Agreement.

Rule #21. The Board of Directors has established the following vehicle rules:

Rule #21 (a). Commercial VEHICLES: Vehicles with commercial markings must be parked within closed Stonewater garages or the commercial markings must be covered. Commercial equipment on vehicles cannot be visible while parked in Stonewater unless the vehicle is making a delivery and/or providing repair or maintenance services.

Rule #21 (b). VEHICLE Maintenance: Only emergency repairs (such as battery jump start, tire change, etc., which will allow the vehicle to be moved) may be done on vehicles within Stonewater. Resident washing of vehicles is allowed only on Unit Owner or Lessee's driveway.

Rule #21 (c). Towing of VEHICLES: Vehicles parked in violation of any of the Association's rules may be towed from Stonewater at the Owner's expense.

Rule #22. VIOLATIONS: Whenever any person violates any part of the Association Declaration of Condominium, Articles of Incorporation, By-Laws, or Rules and Regulations, the owner of the Unit where the violator resides shall be notified in writing. If the resident of the Unit is a lessee, that person shall also be notified in writing. This notice will request the correction of the violation on receipt of notification. If the potential violation is not corrected within a seven day period, a second notice will be sent, return receipt requested. It shall inform the Owner/Lessee that if the violation is not corrected with seven days, the potential violation shall be referred to the Association Attorney for action.