

Standards & Regulations for Stonebridge Crossing Condominium Association

In accordance with section 18C of the Declaration for Stonebridge Crossing Condominium Association (SCCA), the Executive Committee this **1st day of February 2024** adopts the following as the current Standards and Regulations for SCCA, in addition to any restrictions, covenants, duties, and/or obligations of Property Owners set forth in the Declaration and By-Laws for SCCA.

WARNING! READ THIS BEFORE BEGINNING ANY BUILDING OR EXTERIOR CONSTRUCTION.

ANY AND ALL EXTERIOR CONSTRUCTION, IMPROVEMENTS, REPAIRS, ALTERATIONS, LANDSCAPING, OR REPLACEMENTS TO PROPERTY INCLUDING BUT NOT LIMITED TO: DECKS/PATIOS, SHEDS, AND ROOM ADDITIONS, MUST BE APPROVED BY THE EXECUTIVE COMMITTEE PRIOR TO STARTING THE PROJECT BY SUBMITTING A COMPLETED CONSTRUCTION APPLICATION TO SCCA.

(Available by request to SCCA or download at www.stonebridgedoverpa.org).

FAILURE TO DO SO MAY RESULT IN A FINE OF \$100 PLUS 5% OF THE PROJECT'S ESTIMATED VALUE, AS WELL AS POTENTIAL ALTERATION OR DE-CONSTRUCTION OF THE PROJECT.

Contacting the Township Office by the property owner is also required to acquire a permit. The property owner is responsible for locating underground utilities prior to any digging.

NOTICE TO ALL OWNERS ACTING AS LANDLORDS RENTING THEIR UNIT.

A property owner residing in Stonebridge Crossing renting out their unit is required to inform SCCA and provide all necessary information required by the Association in a timely manner. It is the responsibility of the property owner acting as a landlord to inform any and all tenants of these standards and regulations. Should a tenant not be in compliance, it is the property owner that will be held responsible.

Home Owner's Insurance

All residents should carry a separate policy from that provided by SCCA, which is intended for large claims and carries a high deductible. If you have made improvements to your property, the SCCA policy only restores damage to the original condition when the home was built.

Improvements

- Garage doors with windows are permitted.
- Garage doors may be replaced with French doors.
- Front doors of the units may be stained wood, wood lookalike, or replaced by an approved replacement.
- White or original color window frames are allowed on, with or without grids.

Auxiliary Heating Appliances

- Wood, pellet, coal, etc. stoves are prohibited in the Association.
- Fireplaces are prohibited in the Association .

Basketball Hoops

- Dover Township does not permit basketball hoops along the sidewalk.
- Hoops may not be attached to the housing unit and are limited to portable free-standing units in driveways.

Building Exterior and Grounds Maintenance *includes, but is not limited to, the following:*

- Proper maintenance of home exterior, outside structures, and the surrounding grounds assigned to each property is the responsibility of the property owner, not Stonebridge Crossing, and shall be maintained at all times with the exception of common/park areas, however the hillside behind properties on Glen Hollow Drive adjoining the park is the owner's responsibility to mow and maintain.
- Use of pesticides in right of way areas is prohibited due to the close proximity of the drainage ditch and EPA regulations.
- Stones are not to be removed from the drainage ditch area.
- Dumping of any items, trash, liquids, etc. in the drainage ditch area is prohibited (EPA regulations regarding toxic chemicals).
- Maintenance of public sidewalk adjoining property, *including sidewalk that wraps up along the side of corner properties.*
- Per Dover Township regulations, lawns must be properly mowed and maintained as needed.
- Dead trees and shrubs must be promptly removed.

Building Exterior and Grounds Maintenance (continued)

- Loose materials such as children's toys, bicycles, tree branches, tree limbs, grass clippings, etc. are to be tidied and moved out of view from the street.
- Driveway sealed, as needed.
- Mold and excess soiling removed from siding.
- Repair/replace roof, as needed.
- Shutters, garage door, mailbox, front door, and house trim painted the correct and matching color, as needed.
- Property owners must maintain the same color and style on all building exteriors, including, but not limited to, siding, brick, shutters, trim, and garage door.
- Adjoining properties may jointly change their colors to that of the approved list of colors.

Businesses

- **No business** shall be permitted in any unit as stated in Section 18(b) (4) of the Declaration.

Air Conditioners & Mini-Splits

- **Air conditioners** may be installed in the front window of a unit from April 15 to October 15, must be maintained in good condition, and not be propped up.
- **Mini-split** cooling/heating systems are typically approved but should be as unobtrusive externally as much as possible.

Clothes Lines

- Poles must be constructed of pressure-treated lumber or metal (painted brown).
- Poles and clothes lines must be located out of view from the street.

Fencing

- Wooden or vinyl fencing must be used in the front and/or side of the property where it can be seen from the street.
- Chain link fencing is permitted ONLY at the rear of properties that are along the common/park area.

Fireworks

NO aerial fireworks are permitted within the Stonebridge Crossing or the common/park area.

Aerial fireworks are not permitted per Dover Township. In addition, while the laws in Pennsylvania changed, they do state no fireworks are to be set off within 150 feet of a structure. If fireworks are being used within SCCA, law enforcement should be contacted.

Flood Lights

- Dusk to dawn exterior flood lighting is permitted.
- Lighting may not be directed toward neighboring properties.

Lamp Posts

- Gas and electric lamp posts must remain lit and maintained at all times.
- Gas mantles can be purchased at the local hardware stores. Replacement parts may be sourced locally or through Easy Living Home Systems 815-729-4421. Stonebridge Crossing does not endorse, recommend, or warrant any retailer or product.
- Gas or electric front yard lamp post lit, painted, and clean at all times.

Landscaping

- Property owners should consult with the Executive Committee for minimum landscaping requirements (preferably one tree and some shrubbery in the front yard).
- Properties that end 10' from at the center of a drainage ditch and include the 10' right of way are required to maintain that area.
- **NO SPECIES OF BAMBOO MAY BE PLANTED ANYWHERE WITHIN SCCA WITH REMOVAL AT THE HOMEOWNER'S EXPENSE.**

Mailboxes

- The same style and color must be maintained on all mailboxes.
- Only plastic, all black, or painted to match the trim color mailboxes are permitted.
- "Wraps" are acceptable if kept in good condition.

Parking

- No junk, un-registered, or unlicensed vehicles are permitted on properties.
- Transportation vehicles are not to be parked on lawn areas.
- Extensive repairs to vehicles including, but not limited to, vehicles “up on blocks”, for more than 30 days are not permitted.
- The parking of other “vehicles” such as utility trailers, boats, campers, snowmobiles, jet skis, ATVs, or other recreation vehicles for more than three (3) days on a driveway, or in the front or side of a property is prohibited, but may be parked in the rear so as not to be visible from the street.
- The parking of tractor trailers (including cab only), or oversized (vehicles weighing in excess of two (2) tons), or hazardous material trucks within Stonebridge Crossing is prohibited.
- Dover Township requires parking to be no closer than 30 feet to any corner.
- Per Dover Township, ALL vehicles are to remain clear of the public sidewalks to allow unrestricted movement of pedestrians.
- Only during a Dover Township snow emergency may cars be moved onto yards to remove them from Association streets.

Pets

- All pet shelters must be located in the rear and be approved by the Executive Committee.
- Pets must be kept under control at all times and owners must always clean up after their pets.
- Per Dover Township rules, dogs must be on a leash when walked in public/common areas.

Seasonal Decorations

- Items to be removed within 30 days from the end of the specific holiday.

Sheds

- Sheds may not be of metal construction and must be constructed of wood or vinyl siding.
- Must match color scheme of neighborhood being of neutral tan and brown color.
- Cannot be attached to housing unit.
- ***Submit photo of intended structure with the construction application.***

Solar Panels

- **Solar panels** may be installed on the roof however the unit owner is fully responsible for maintenance on both the panels and continued integrity of the roof.
- Solar panels **are not** covered by Stonebridge’s Group Insurance policy.
- As always **prior Executive Committee and Dover Township approval** is required.
-

Swimming Pools

- Pools must be hidden by privacy fencing and maintained at all times.
- Dover Township rules also apply. Contact the Township and the Executive Committee, before erecting a pool.

Trash

- Containers, which include trash cans and recycling containers, must be stored out of view from the street and cannot be kept in the driveway or in the front of the property unless the majority of the container is obscured by foliage or fencing.
- Containers that are stored at the side of the unit must be a minimum of 5 feet back from the front corner of the unit.
- Containers kept on the front sidewalks are in violation of Township rules. The Township should be contacted when this is observed.
- Trash should be disposed of in a timely manner and not stored on the property.

Winter Weather

- Property owners’ sidewalks must be cleared of snow and/or ice and passable within 24 hours after the end of precipitation per Dover Township.
 - *Sledding is not permitted on the banks located near the common/park area, unless you have permission of the property owner. Stonebridge Crossing is not liable for use of these areas as they are the property of the attached home owners.*
-

Harassment of Executive Committee Members

It is unacceptable to harass, threaten, verbally abuse, or physically attack a Committee (Board) member.

As respectful behavior is demanded of Committee members who are expected to enforce our Standards and Regulations and seek to improve the neighborhood by being good neighbors to all, it must also apply to all community members.

A Board member may choose to record an incident, request a letter be sent to the offending unit owner, and should harassment continue, a fine may be levied as any other breach of Standards.

Personal disputes between neighbors remains a civil matter and should be reported to proper authority by unit owners.

Violation, Penalties, and Right of Appeal

1. When a violation of the Standards and Regulations, Declaration and/or By-Laws occurs, property owners have an obligation and duty to notify SCCA in writing of such violation. All correspondence must be signed and dated by the unit owner and include the person(s), specific violation(s), and date(s) of the violation(s). Unsigned correspondence or verbal notifications will not be accepted.

2. A violation of the Standards and Regulations, Declaration and/or By-Laws is deemed to be an offense for which a fine may be levied, in accordance to the following schedule:

- a. A notice will be sent by mail from the Executive Committee stating the specific violation(s) requesting the property owner take immediate corrective action or contact the Committee. Should extenuating circumstances make it difficult to make corrections, the Board expects contact in writing upon receipt of the notice.
- b. Failure to correct the violation(s) or make contact with the Board within 30 days of the notice will result in a final warning being sent at which time the homeowner will have 15 days to make corrections or the initial fine of \$100 will be assessed automatically.
- c. After this initial fine, if the violation/s have not been rectified, the fine will continue to accrue monthly at a rate of \$50 per month, per violation notice. This will continue even if the initial fine of \$100, and any accrued monthly fines of \$50 each have been paid, as long as the violation(s) remain.
- d. Once the total accumulated amount of the fine reaches \$500, the matter will be turned over to the Association attorney for collection, at which time the homeowner is at risk of facing a lien or judgement against them.

Note: To put an end to this process, it is necessary for the homeowner to not only pay in full any and all fines assessed against them, but to also correct any and all violations to which they have been notified.

3. Failure to pay any fine assessed against a unit owner may result in the following actions:

- a. Institution of legal action by the Association's attorney and the District Magistrate. Any judgement against the property owner shall include all costs and reasonable expenses, including attorney fees incurred by the Executive Committee on behalf of the Stonebridge Crossing Condominium Association.
- b. Filing of a lien against the property for any fines assessed by the Executive Committee, which may be reduced to judgement. The lien or judgement will only be removed or satisfied after the fine, including all costs, expenses, and attorney fees, have been paid in full. Nothing contained herein shall be construed as a waiver or release of the Executive Committee or the Association's other rights and remedies under law or in equity.