



STONEHAVEN  
ASSOCIATION, INC.

RULES AND  
REGULATIONS  
2016

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STONEHAVENONLINE.COM

**I. GENERAL**

- A. All federal, state and city laws, codes, and regulations apply to Stonehaven.
- B. Owners or tenants must carry their Stonehaven recreation key/fob when using the recreation and common facilities, and present it to an owner/resident or security person when asked. The key should be stamped with the unit number. These keys cannot be duplicated. Replacement key/fob cost \$75.00. Only one key/fob per unit is permitted. Lost keys/fobs must be reported to the Management Company at 619-229-0044.
- C. When an owner transfers the Stonehaven facilities privileges to a tenant, that owner no longer has the right to use any of the facilities. There are no exceptions to this rule.
- D. An adult is a person 18 years of age or older.

**II. OWNER/RESIDENT RESPONSIBILITIES**

- A. Owners are responsible for the actions of their guests, tenants, and their tenant's guests as they pertain to the recreational and common areas of Stonehaven. All fines for non-conformance to these Rules and Regulations are assessed against the unit, and are the responsibility of the owner.
- B. Owners must provide tenants with a copy of these rules and regulations. Additional copies are available at cost or on the website. All rental agreements must contain a clause binding the tenancy to these Rules and Regulations.
- C. With each change of tenant occupancy, owners must submit a form informing the management company the name of the tenant(s), their phone number, and the make, color, and license number of all vehicles owned by tenants within 15 days after the move-in date. This form is available from the management company. Failure to comply could result in a fine to the owner.
- D. An owner may not partition a unit for purposes of leasing or renting a portion thereof.
- E. No business enterprise which invites the public or violates city and county ordinances may be conducted from a residence or any common area.

**III. COMMON AREAS**

- A. The recreational facilities may be used only between the hours of 8:00 A.M. and 11:00 P.M.
- B. Bicycling, roller skating, or skate boarding, etc. are not permitted in the recreational areas.
- C. Smoking is not permitted in or around the recreational facilities including the restrooms, pool or spa.
- D. Glass is not allowed in the recreational areas including the area around the lakes. Refreshments must be in non-breakable containers.
- E. Pets are not allowed in any of the recreational facilities.

F. An owner/resident must accompany guests using the recreational facilities unless advance approval has been obtained from the Board of Directors. The number of guests is limited to four (4) per unit unless prior written Board approval is obtained.

G. Swimming, wading, fishing, boating (including toy boats), are not allowed in the lakes or streams. Climbing on rocks or waterfalls in the lakes or streams is also not allowed. Biking, roller skating or skateboarding is not allowed on the paths surrounding the lakes or on any of the recreational courts or walkways. Children 10 years or younger are not allowed in the lake area unless accompanied by an adult. Feeding the ducks, fish or turtles is strictly prohibited.

H. To ensure a peaceful atmosphere, Stonehaven residents will refrain from excessive noise in all areas including their homes. Residents must maintain a reasonable volume on radios, televisions, musical instruments, car radios, social activities, and other possible sources. Residents must abide by the San Diego Municipal Code, 59.50502: "During the hours between 10:00 P.M. and 8:00 A.M., noise plainly audible from any building or structure at a distance of 50 ft. is a violation of the city noise ordinance."

I. Residents wishing to have any type of gathering consisting of 4 or more guests in the recreation or the lake areas, must contact the Property Manager to obtain a date reservation and to get a written permit and a copy of the "Special Rules For Conducting Events in the Common Area" 2 weeks in advance of the event.

J. The following items are banned from use or possession within the Stonehaven Recreational and Common areas: All guns, toys and devices that discharge solid bullets or pellets, all fishing rods, poles, line or objects with hooks for fishing, all sling shots, bow & arrow or devices that can project objects more than 10 feet. (Adopted 12/2/2009)

K. The use of drones of any type within the community are strictly prohibited. The Association considers it a physical invasion of privacy to use a drone anywhere above the land of the entire community property. (Adopted 9/6/2017)

#### **IV. POOL AND SPA**

A. Residents and guests use the recreational facilities at their own risk. Stonehaven does not provide a life guard service. It is the responsibility of each resident to ensure that children are always under the direct supervision of a parent or guardian. (State law).

B. Persons under the age of 14 are not allowed inside the gates of either the pool or the spa without adult supervision (an adult 18 years or older) at all times (State law).  
Additionally, guests may not use the pool and spa unless they are accompanied with a resident. If a resident (Unit) brings five or more guests to the Pool/Spa, they must first register the number of guests with the HOA.

C. State law requires that the pool and spa gate be kept closed except for entering and leaving. The gate may not be propped open. Access to the pool and spa is by key only. The key must be in possession of a resident and available for inspection by any Stonehaven resident.

D. REQUIRED EMERGENCY ONLY EQUIPMENT. A 12-foot rescue pole with body hooks and a life ring attached to a 25-foot 3/16 inch diameter rope are provided. Non-emergency use of this equipment is strictly prohibited.

E. Residents and guests using the pool and spa must be considerate of others by avoiding rough play, running, and any dangerous or noisy activities. No noxious, offensive, destructive or boisterous activity shall be carried on, nor shall anything be done therein which may be or become an annoyance or nuisance to the other residents or guests. Requests to lower the noise level by residents that adjoin the pool/spa area should be respected.

F. The floating guard rope may only be disconnected for lap swimming, but must be reconnected immediately afterward.

G. Floating devices (rafts, etc.) should only be used when they do not interfere with the enjoyment of the pool by other residents. Boogie boards, surfboards, bicycles, motorbikes, skateboards and roller skates are not allowed in the pool and spa areas.

H. Glass bottles, glasses, or other breakable containers and non-floating devices such as rocks, marbles, coins, etc. are not allowed in the pool or spa area.

I. Residents and guests using the pool or spa will wear conventional swimming attire. Cut-offs or modified clothing is not permitted.

J. Children wearing diapers are required to wear waterproof (plastic/rubber) pants with elastic waist and leg bands when in the pool or spa. It is recommended that hair that is shoulder length or longer should be tied or secured back. The removal of hairpins and clips is advised.

K. The spa is considered a therapeutic whirlpool. Please respect this facility for that use. Jumping, diving, or swimming are not allowed in the spa. Soap, shampoo, etc. are also not allowed.

L. Self-policing of the recreational facilities is necessary to maintain the pleasant atmosphere of Stonehaven. All person(s) using the pool and spa are responsible for cleaning up after themselves including all trash, papers, litter, soda cans, etc., and personal belongings after use of the area. Place all trash in the containers provided for this purpose. Residents are expected to maintain order and safety, and it is the responsibility of all resident adults to enforce the pool and spa rules and to report violations to the property manager.

M. Each owner shall be legally liable to the Association for all damages to the pool and spa areas.

N. No pets are allowed in the pool or spa area.

O. The pool and spa are closed between the hours of 11 PM and 8 AM.

P. Smoking is not permitted in the pool and spa areas.

Q. The pool and spa may not be reserved for private functions.

R. In the event the pool and/or spa are occupied upon the arrival of the pool/spa maintenance personnel, users may be asked to vacate the area(s) so the servicing may be accomplished. Adjustments to the pool and spa equipment are to be made by authorized personnel only.

S. Residents and guests will follow the additional rules posted in the pool and spa areas.

## **V. TENNIS – RACQUETBALL**

A Players and immediate spectators are requested to observe the normal court etiquette that pertains to these facilities, which includes maintaining a subdued level of quiet, particularly during the time an actual point is being played on the tennis courts.

B. When other players are waiting, length of play (including warm-up) is limited to:

1. One hour for singles.
2. One hour 30 minutes for doubles.
3. 30 minutes for practice.

C. First players waiting have priority on the first open court.

D. Only tennis or non-marking athletic shoes are permitted on the courts.

E. Tournaments are not permitted without written approval of the Board of Directors.

F. Paid lessons are prohibited!

G. Owners/tenants/guests may not use more than one court if others are waiting to play.

H. Guests must be accompanied by at least one playing resident on the same court.

I. Residents need their key to open the court gates/doors. (The key is required to turn on the racquetball court lights.) Gates/doors are to be locked after leaving these facilities.

J. Refreshments are not allowed on the courts with the exception of non-breakable containers of water.

K. Lights must be turned out by the last group of players. The courts will be left in a tidy condition.

## VI. VEHICLES

A. The speed limit within Stonehaven is 15 MPH. Any person who drives a vehicle in a manner which endangers persons or property will be subject to a fine.

B. Each unit has been issued one parking permit and **is allowed to possess only one parking permit.** The permit must be prominently displayed and clearly visible through the windshield when the vehicle is parked in front of the respective unit between the hours of 12:00 midnight and 6:00 AM.

C. Residents and their guests may park two vehicles in the garage, two in the driveway, but only one space is reserved in the street in front of their Unit. Only these five spaces may be used by an address. Should there be additional spaces in the street, they may be used by anyone on a first come basis. Parking in front of any other Unit without their permission is not allowed.

D. Off-road vehicles are not permitted in Stonehaven. Off-road vehicles include, but are not limited to street-legal vehicles that have been modified for off-road use. Distinguishing equipment include, but are not limited to, lift kits, oversized tires and bumpers, winches and exhaust or emission modifications. The Board of Directors has the authority to evaluate each vehicle individually.

E. Commercial vehicles may not be parked visibly anywhere in Stonehaven between the hours of 12:00 Midnight and 6:00 AM.

F. Commercial vehicles include, but are not limited to vehicles:

1. Displaying signs, lettering, or advertising.

2. with pipe racks, ladders, or other commercial equipment.
3. Used for commercial enterprise recognizable by their general appearance or condition.

G. Standard, unmarked, or unmodified pick-ups and vans are acceptable.

H. Recreational vehicles and/or trucks may not be parked overnight in Stonehaven unless garaged. Brief stops for cleaning, loading, and unloading between the hours of 6 AM and 6PM are permitted.

Recreation vehicles include, but are not limited to:

1. Motor homes.
2. Trailers of any kind.
3. Campers, camp trailers.
- 4 Boats, jet skis, or any water vessel.
5. Pickup truck camper shells exceeding ten inches above standard cab height.
6. Van conversions with modifications, additions, or roof extensions.

I. If the Board of Directors determines that a vehicle is inappropriate to remain in Stonehaven, the Board may, after proper notification, have the vehicle removed at the expense of the owner. Current guidelines identify vehicles which exceed 80 inches in overall width, 228 inches in overall length, or are excessively smoky or noisy, to be considered inappropriate. The Board of Directors has the authority to evaluate each vehicle individually.

J. Parked vehicles on the streets must face the direction of normal traffic in compliance with City law. At no time may any portion of a vehicle be parked on the front yard or any non- paved area of any residence.

K. Only routine minor vehicle maintenance is allowed and must be completed in one day. Repairs are not allowed anywhere in Stonehaven.

L. Inoperable and/or damaged vehicles may not be parked or stored anywhere in Stonehaven. This includes vehicles with expired license tags, major body damage and those that drip fluid. In addition to being fined, the cost to clean or repair damage caused by leakage will be charged to the responsible owner.

M. Vehicles may not be left in a condition or position that could constitute a safety hazard.

N. Vehicles parked in a driveway may not extend into the street.

O. Vehicles parked on the street must be moved at least once in 48 hours with the exception of an authorized vehicle parked in the space in front of each address.

P. Vehicles may not be parked overnight, (12:00 midnight to 6:00 AM) in the recreation area parking lot, Caminito Hierro, Caminito Topazio, and any part of Caminito Arenoso that does not **front** a residential unit. This includes the east end of Caminito Arenoso from the curve to the Stonehaven property line.

Q. Vehicles in violation of the above rules may be towed at the owner's expense. If towing is not possible, or is inappropriate, the Board of Directors reserves the right to assess a monetary fine assigned to the vehicle(s) owner(s). NOTE: The ultimate responsibility for vehicles is with the homeowner of the unit involved.

R. Any vehicle found to be in violation of the above rules for a third time within sixty (60) days of a written violation notice is automatically subject to towing at the owner's expense. Amended 3/1/2017

S. Placing any item other than a vehicle in the street that blocks a legal parking space is not permitted except on trash pickup day.

T. The use or operation of any powered vehicle that is not licensed for use on City streets is prohibited ANYWHERE on Stonehaven property, by ANY person, adult or not with or without a valid driver license. Non licensed vehicles include, but are not limited to, electric or gas powered scooters, cycles, go-karts, skateboards and three wheeled “transports”. **EXCEPTIONS:** Vehicles manufactured and intended for use by disabled persons.

**REMINDER** In accordance with the California Vehicle Code, vehicles parked downhill will have their front wheels turned into the curb or toward the side of the road. Vehicles parked uphill will have their front wheels turned away from the curb, then rolled back until the rear of one wheel touches the curb. All parked vehicles will have the parking brake set.

## **VII. PETS**

A Up to two usual and ordinary pets (such as dogs, cats, birds, etc.), may be kept at any residence.

B. Residents are responsible for any personal injury or property damage caused by their pets.

C. Pet owners will ensure their pets do not disturb other residents with excessive noise.

D. Pets are not allowed in the recreation areas.

E. Dogs must always be leashed when not confined in a home or fenced yard.

The maximum leash length is six feet (6') within the Community.

Dogs must not be allowed to urinate or defecate on neighbor's lawns. (Adopted 10/5/2011)

F. All defecation by pets on lawns, sidewalks, paths, or other restricted or non-restricted common areas must be removed immediately by the pet owner. This includes the area around the lakes.

## **VIII. RESTRICTED COMMON AREAS**

A. Restricted-use common areas (which include the front, back, and side yards, common driveways, and exterior of the residence) are the maintenance responsibility of the owner/tenant.

B. Any alterations to the exterior of the unit or the restricted common area must have prior written approval of the Board of Directors or, in specific cases, the Property Manager. This rule applies even if an identical operation was made on another unit.

C. Recreational apparatus, toys, firewood, athletic equipment, and any object that detracts from the appearance of the residence or community may not be left in the front, side yards, street –side decks/balconies, entryways or anywhere else visible from the street when not in use.

D. Owners/tenants must maintain the driveway and the street area next to their residence. This includes, removal or repair of oil, rust, stains, and repair of driveway.

E. Owners/tenants are responsible for maintaining their restricted common area. Grounds must be free of rubbish, litter, weeds, or any unsightly debris. Lawns, ground cover, trees, and bushes must be kept neatly trimmed, and adequately watered and fertilized.

F. Tree and plant branches must be trimmed so that they do not interfere with the use or enjoyment of the common area or another's restricted common area.

G. A landscape plan showing the exact location of any tree or plant that will exceed five feet in height when mature must be submitted to the Board of Directors. Written approval must be obtained prior to planting.

H. Plastic disposable pots, (the type used to transport plants from the nursery), may not be used as part of the landscaping and must be stored where they are not visible from the street.

**If violations of any of the above are not corrected after written notice, the association may arrange for the work to be performed at the owner's expense.**

I. **SIGNS.** Signs may not be displayed on any residence or any part of the property unless approved in writing by the Board or Architectural Control Committee, with the following exceptions:

1. One "For Sale" or "For Rent" sign not to exceed three square feet in size, which may be placed inside a window or on a garage door.

2. "Open House" directional signs may be placed in common areas, and with owner/resident's permission, in the restricted common area, between the hours of 10:00 A.M. and 5:00P.M.

3. "Lost (or found) Pet" and "Garage Sale" signs must be free standing, and may not be stapled, taped, nailed, or otherwise attached to any Stonehaven structure, including lamp posts, trees, fences, fire hydrants, etc. Pet signs must be removed within one week.

4. "Garage Sale" signs must be posted and removed at the same day as the sale.

5. All signs must show date of posting, and names and phone number of person responsible for removal. Failure to comply with this, may result in removal of the posted sign(s) and/or a fine.

6. Small signs (no larger than 4" X 6") may be posted on the bulletin board by the ladies' restroom.

7. All Federal and State laws regarding the displaying of noncommercial signs, flags and banners placement supersede above points. (Adopted 11/7/2012)

J. **CLOTHESLINES:** Exterior clothes lines and draping of towels, rugs, clothes, etc", over balconies or fences, etc., is also not permitted.

K. **ANTENNAS/DISHES:** Radio or television antennas may not be erected on Stonehaven Residences Restricted Common property. Satellite dishes may be erected upon written approval of the Board of Directors. Owners must first submit a plan describing the exact position and location of the requested dish.

L. **REFUSE & RECYCLE CONTAINERS:** Refuse and recycle containers are to be stored in the garage and may not be left outside more than 24 hours.

Note: collection times slip one day when a holiday precedes the normal schedule.

M. **PLANTS:** Ivy or other plants may be used to accent the landscaping, but never as a substitute for a grass lawn. Climbing plants that adhere to walls must be maintained so that they do not grow into the sill plate, roof line, or up the walls of a residence. Ivy must be cut back 12" from the structure.



N. **WINDOWS:** Windows may be tinted. Reflective materials that create a mirror effect from the outside may not be used. Sheets, blankets, flags, paper, foil, or any other temporary material may not be used in place of window shades or similar dressing.

O. **FLAGS:** Only one official 50 star United States flag and/or one official California state flag may be displayed outside a residence. Displaying any other type of flag/banner is not permitted.

P. **GARAGES:** Garage doors must remain closed unless the resident is working in the garage or front yard, or during vehicle parking.

Q. **TRELLISES:** Discrete use of trellis, in natural wood stain may be used to support a plant, but may not be attached to the unit.

R. **BALCONIES:** Front balconies may not be altered without written Board of Directors permission. Items such as towels, blankets, sheets, rugs, swimming attire, etc. may not be hung over balconies.

S. **DECORATIONS:** Holiday decorations must be removed within two weeks after the event.

## **IX. ENFORCEMENT**

A. The management company, acting as an agent of Stonehaven, is authorized by the Board of Directors to enforce the compliance of all CC&R's, Bylaws, and Rules and Regulations by every Stonehaven owner/resident. Noncompliance will result in hearings and other remedies. Landlords (homeowners) are responsible for the compliance of their tenants to these rules and regulations. A schedule of fines and corrective actions that may be assessed or administered are included elsewhere in these rules.

B. Each homeowner has the right and obligation to report any violation of an established Association rule. A written notice of any violation is to be sent to the Board of Directors noting the day, violation, and identification (address or key/ID tag unit number) of anyone not conforming to the rules and regulations of Stonehaven. A form is available for this purpose. See form on last page or the website.

C. Reports filed by a resident will remain confidential, and will not be revealed to anyone other than the Board of Directors and the management company without permission from a resident.

D. Damage to the common area will be charged to the owners. Violators are subject to fines and/or revoking of recreational privileges.

E. If an owner fails to or refuses to correct a violation, the Board of Directors may elect to exercise the authority granted in the CC&Rs, Article IX Section 2(d), and hire a contractor to correct the problem(s) and add the cost of this to the assessments chargeable to that unit.

## STONEHAVEN ASSOCIATION, INC.

### MONETARY FINES AND REMEDIES SCHEDULE

#### VIOLATION OF RULES AND REGULATIONS:

Section II. Par. D &E	First Occurrence - \$50 Continued Non-compliance - \$100 /month
Section III. Par. A	First Occurrence - \$50 Continued Non-compliance - Revoke recreation privileges
Section VI	First Occurrence - Citation left on Vehicle * Second Occurrence within 60 days - \$100 or TOW
All Other Sections	First Occurrence - \$50 Continued Non-compliance - \$100/month or revoke Recreational and/or Common Area privileges.

\* Vehicles in violation of City Ordinances (such as red zones) are subject to immediate towing.

Should circumstances so warrant, the Board of Directors reserves the right to reduce the fine from that listed above.

Should a member be cited for **REPEATING** a **CORRECTED** violation within three (3) months from the date of the last notice for the same violation a fine will be imposed of **\$50 plus an additional \$5 per day** until the repeated violation has been corrected.



8181 Mission Gorge Road, Suite E  
San Diego, CA 92120-1600

Office: (619) 229-0044 Fax: (619) 229-0047 Web: www.phoac.com

**STONEHAVEN ASSOCIATION, INC.  
RESIDENT INFORMATION FORM**

Please complete the form below and return to our office as soon as possible. If you are a homeowner who will have tenants occupying your unit please include tenants(s) information as well.

This information will be kept confidential and will only be available to Professional HOA Consultants and your Board of Directors in case of an emergency and to identify what vehicles belong on the Association’s grounds. Security and community awareness are becoming much more important and the Board feels that the information you provide will promote safer and better community.

Please remember that it is required under the rules that this information be provided within 15 days for EVERY CHANGE OF OCCUPANCY in order to avoid a fine. Additional forms are available from Professional HOA Consultants office (619)229-0044 or from the website. Thank you for your prompt response to this request.

Owners Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Lot unit #: \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Work Telephone: \_\_\_\_\_

Vehicle Made: \_\_\_\_\_ Model: \_\_\_\_\_ License #: \_\_\_\_\_

Vehicle Made: \_\_\_\_\_ Model: \_\_\_\_\_ License #: \_\_\_\_\_

Tenant Information (if applicable):

Tenant Name(s): \_\_\_\_\_

Home Telephone: \_\_\_\_\_

Work Telephone: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Return this form to: Stonehaven Association, Inc.  
C/o Professional HOA Consultants, Inc.  
8181 Mission Gorge Rd., Suite E & F  
San Diego, CA 92120  
Office #: (619)229-0044 Fax #: (619)229-0047

**STONEHAVEN ASSOCIATION, INCORPORATED**  
**COMPLAINT FORM**  
**STONEHAVENONLINE.COM**

TO: Board of Directors, Stonehaven Association

**YOU ARE HEREBY NOTIFIED** that on \_\_\_\_\_ (date) at approximately \_\_\_\_\_ AM/PM, I personally observed or heard the following act, omission, event, etc.

I have attempted to contact the owner/resident regarding this issue with no resolution. YES\_\_\_ NO\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I believe the above to be in violation of the following: (You can find this information on the website)

Enabling Declarations/CC&Rs: Article \_\_\_\_\_, Section \_\_\_\_\_, Page \_\_\_\_\_.

ByLaws: Article \_\_\_\_\_, Section \_\_\_\_\_, Page \_\_\_\_\_.

Rules & Regulations: Section \_\_\_\_\_, Paragraph \_\_\_\_\_, Page \_\_\_\_\_.

Architectural Guidelines: Page \_\_\_\_\_, Paragraph \_\_\_\_\_.

I further believe that the above violation was committed by the Owner/Tenant/Guest of:

Unit Address \_\_\_\_\_ Lot # \_\_\_\_\_

Owner or Tenant's Name (if known) \_\_\_\_\_

**SPEEDING/PARKING:** License#: \_\_\_\_\_ Make: \_\_\_\_\_

Color: \_\_\_\_\_ Time: \_\_\_\_\_ AM/PM Location: \_\_\_\_\_

I declare under penalty of perjury that the above is true and correct of my own knowledge except as to those matters stated upon information or belief, and as to those matters, I believe them to be true. I understand that the person(s) accused of violating the above the provisions or rules will be entitled to a hearing before the Board of Directors before any penalty or discipline is imposed and **I am willing to appear at a hearing held by the Board of Directors with regard to this incident.**

\_\_\_\_\_  
SIGNATURE PRINT NAME

Lot# \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

Return this form to: Stonehaven Association, Inc.  
c/o Professional HOA Consultants, Inc.  
8181 Mission Gorge Road, Suite E  
San Diego, CA 92120  
Office#: (619) 229-0044 Fax#: (619) 229-0047