

STONES THROW OWNERS ASSOCIATION  
RULES OF CONDUCT

1. OWNERS BASIC RESPONSIBILITY

A. Unit owner will be responsible for any actions of himself, his/her family, his/her children, his/her guest and his/her tenants.

B. Each unit owner will keep the patio and outside storage areas well maintained and in good repair at all times, at the unit owners expense.

1. No trash or garbage may be outside of any unit at any time.

2. Recyclables are permitted if in a covered container.

2. Abandoned or oversized articles left on the porch or by the trash dumpsters such as, but not limited to, appliances, furniture, box spring & mattresses, tires etc., will be removed from the common element at owner's expense. Call the property management office for scheduling removal. Any cost for removal will be billed to the unit owner.

C. Walkways must be free of obstruction at all times.

D. No bicycling or playing of games on any manicured landscaping areas. No fast bicycling or skateboarding on any common element.

E. Parents are responsible for the actions of his/her child(ren) and must be considerate of their neighbors.

F. The Delaware Helmet Laws and Bicycle Safety should be followed when riding bicycles on the common elements.

G. Noise

1. NO unit owner or tenant shall play or allow to be played any musical instrument, radio, television, phonograph, sound movie projector, tape recorder or like device at a volume that will annoy or disturb the owner or tenant of any other unit.

2. NO unit owner or tenant shall practice singing or vocal exercises, or shall use any tool or engage in any noisy activity that will annoy or disturb the owner or tenant of any other unit.

H. Investor owned properties.

1. The homeowner is responsible for condo fees.

2. The homeowner must keep management informed regarding tenants updated information, forms must be completed before, clubhouse rentals, etc., are acknowledged.

3. The homeowner is responsible for the actions of his/her

- tenants, their children and guest.
4. Any violations, damages, fines, legal cost, etc. will be billed to the unit owner in question.
  5. Homeowners are responsible for providing his/her tenants with a copy of these rules.
  6. Homeowners are responsible for informing his/her tenants about parking assignments. See parking section (page 3 & 4).
  7. Stones Throw Office Must Have On File:
    - a. Unit owner's name, address, home and work telephone number.
    - b. Tenant name, address, work and home and work telephone number.
    - c. Proof of insurance/fire liability for owner/tenant.
    - d. Access to the clubhouse will NOT be permitted unless these items are provided.

## 2. UNIT APPEARANCE

- A. Any changes to any common element are subject to council approval.
- B. Every unit will be well maintained and in good repair at the owner's expense
- C. Storm Doors
  1. Every unit must have a storm door.
  2. Unit owner will keep storm doors well maintained and in good repair.
  3. Decorative storm doors are acceptable if approved by council in writing.
  4. Approved colors: Brown, Beige, Grey and White. Council must approve any other color choices.
  5. Any storm door not in compliance will be removed and replaced at owner's expense.
- D. Entrance Doors
  1. Replacements must be suitable wood or metal doors.
  2. Approved colors: Brown, Beige, Grey and White. Council must approve any other color choices.
  3. Unit owners are responsible for keeping entrance doors, painted, well maintained and in good repair.
- E. Windows
  1. All unit owners are responsible for their unit's windows.

2. All units MUST have window dressings in the windows. Blinds, shades curtains, etc. are acceptable. NO sheets, blankets and the like will be substituted for window dressing.
3. All windows are to have well maintained screens and hardware. Any screens that are ripped, torn or weather worn must be replaced at the owner's expense.
4. Broken windows MUST be replaced immediately at the owner's expense
5. Windows with broken seals (have a gray/black film) should be replaced at the owner's earliest convenience, at the owner's expense.
6. Every window in every unit must be Two-Light slider windows; (this means only two panels of glass and the window slides from right to left) Any questions regarding windows or window style, please contact council or property management.

F. Units may not have plastic or any covering on the outside of windows and doors.

G. For Sale and For Rent signs may only be placed in the window.

H. NO window air conditioners allowed in any window of any unit.

1. It is the unit owner's responsibility to maintain a minimum temperature of 68 degrees during the winter months. (This will protect against pipes bursting.)

Outside Lighting

1. Outside lighting fixtures are part of the common element.
2. Outside lighting is restricted to a white light bulb or a yellow insect light.
3. Holiday colored lighting is an exception to the rule, only during holiday seasons.
4. No changes are to be made to the outside lighting fixture without Council approval.
5. Outside lighting is subject to council approval.

L. Absolutely NO clothes drying outside of the unit.

M. Landscaping

1. Owners' landscaping is subject to council approval.
2. Landscaping edging is subject to council approval.
3. Artificial flowers are NOT permitted in common areas at any time.
4. Unit owner will maintain landscaping additions and changes.

Unit owners will be billed if council must weed or clean up altered landscaping areas as well as being fined according to enforcement rules.

5. Any landscaping, edging, fencing etc that is not in good condition will be removed at owner's expense.
6. Any unit that has corner fence is responsible for maintenance, repair and upkeep of the fence. The fence must match identically to the common fence in place. If the corner fence is not well-maintained and kept in good repair, the corner fence will be removed at owner's expense.
7. Post and Rail fences will be maintained and kept in good repair at the owner's expense. If they are not maintained, they will be removed at the owners' expense.

### 3. COMMON ELEMENT

- A. Council has an easement to enter any unit to inspect for maintenance, repair or replace common elements, i.e. utility pipes, electric lines, etc. Any damaged caused by such entry will be repaired immediately at owner's expense, if owner cannot be contacted.
- B. Only emergency unit repairs are permitted between 8pm and 8am and before 10 am on Sunday.
- C. Flammable fluids, explosives and any combustible materials are not permitted in any unit or common area.
- D. Parking
  1. Each unit in Stones Throw is assigned two (2)-parking spaces for his/her vehicles ONLY.
  2. Each of these spaces either has your unit number on it, or another number that you have been assigned to use.
  3. The assigned spaces are for you and your guests ONLY.
  4. If you are an investor/owner these assigned spaces are for your tenant's parking or his/her guest ONLY.
  5. NO homeowner/tenant may switch spaces, trade spaces or allow another homeowner/tenant to use one or both of your assigned parking spaces to avoid parking in his/her assigned spaces without approval of council.
  6. The visitor parking spaces are for overflow, guest, and deliveries only. They are not to be used by any homeowner in place of his/her assigned parking spaces.

7. If you are an investor/homeowner, it is your responsibility to inform and see to it that your tenants comply with parking rules.
8. If you are a tenant, it is your responsibility to inform and see to it that your guest park in the visitor spaces or your assigned parking spaces ONLY.
9. Owner/tenant vehicles must fit within the assigned parking space.
10. ABSOLUTELY no parking in the fire lanes. For safety reasons, vehicles will be towed at owner's expense. There will be no warnings issued.
11. Unregistered and unlicensed vehicles are not permitted on Stones Throw property.
12. Anyone needing to have a vehicle towed from your assigned parking space may do so by calling the management office. You will need the following information prior to placing the call: vehicle make, model, color, license plate number and space number it is parked in. DO NOT CALL YOURSELF.
13. The parking rules and assignments are for the benefit of the community.
14. If the owner/tenant and or their guest do not comply with parking assignments and rules, the council has no choice but to FINE you \$125.00 and or TOW your vehicle at your expense. You will receive one (ONE) warning giving you 24 hours to correct any deficiency. After that your automobile can be towed without any warning, and at your expense.
15. Any unit owner may, at the discretion of Council, be denied parking on the STOA common element if their unpaid balance is more than \$2,000. Should Council elect to exercise this rule, the owner will be notified by posting a sign on the car and on the door of the unit stating that, because their unpaid balance is more than \$2,000, 24 hours from the posted time all vehicles found on the property which can be associated with their unit can be towed away at any time and without any further warning. Your parking places may also be painted with a Red X and a no parking at any time notice.

#### E. Motor Vehicle Guidelines

1. Moving and delivery vans, trucks, cars, motorcycles, etc.,

are not to be driven beyond the paved roadway or parking areas. The unit owner will be held responsible for damage to grass and/or common element, as well as being fined.

2. Motor vehicles of all kind must obey the Delaware State Motor Vehicle Code.
3. Stones Throw speed limit is 10 M.P.H.
4. Motor vehicle repairs are not permitted. No vehicles may be left on jacks or blocks.
5. The following vehicles are NOT to be parked or stored in Stones Throw: mobile homes, campers, boats, boat trailers and taxicabs.
6. All terrain vehicles (ATV) and off road vehicles are not to be ridden on Stones Throw property in accordance with state law.

#### 4. CONDO FEES. FINES AND PENALTY CHARGES AND LEGAL FEES

- A. Condo fees are approximately \$160.00 per unit (subject to appropriate share) and are due on the 1st of each month.
- B. Any payment that has been returned by the unit owner's financial institution, for any reason, will be charged a \$25.00 fee.
- C. A \$25.00 penalty for non-payment after the 15th of each month will be charged to any unit with an unpaid balance.
- D. On the last day of the month an interest charge of 1 1/2% will be applied to the unpaid balance.
- E. Owners/tenants and their dependents will NOT attend STOA functions or have access to the clubhouse unless fees, fines and outstanding balances are paid in full or current with regard to condo fees, fines, legal fees and outstanding balances.
- F. Legal action will be taken on unpaid balances after 60 days' delinquent or at the discretion of Council.

#### 5. PET RULES

- A. All pets are to be on a leash or they must be under control of the pet owner at all times while on the property.
- B. Pets are NOT permitted to run at large at any time and will not be left unattended.
- C. Chaining, tying, attaching pets to the unit or common element is

NOT allowed.

- D. Dogs that are barking, howling and creating a disturbance will be cause for homeowner/pet owner to be fined.
- E. Only domestic animals are permitted.
- F. Damage created by pets will be the responsibility of the unit owner where the pet resides.
- G. Pets must be curbed on the outside perimeter areas.
  - 1. Do NOT allow pets to relieve themselves in the small field across from unit 607 and 608.
  - 2. Do NOT allow pets to relieve themselves on any inner lawn or landscaped area.
- H. Offensive odors from a unit owners/tenants pet will NOT be tolerated.
  - 1. In addition to the normal fines, the proper authorities will be contacted.
  - 2. Each unit owner/tenant will take all reasonable steps to prevent the noise, waste or odors from his/her pet from annoying other unit owners/tenants.
- I. There will be a limit of two (2) animals using the Common Element per Owner/Tenant of a Single Unit. Homeowners owning their property prior to March 18, 2009 who own more than two pets that use the Common Element will be grandfathered. However, owners must report their pets on the annual questionnaire. Failure to do so will revoke the grandfather privilege.
- J. All pit bulls must be muzzled while on the Common Element.
- K. Any pet on Common Element that bites another person or pet shall be removed from the community within 5 days.

## 6. CLUBHOUSE RENTALS

### A. Requirements

- 1. Only residents over 21 years old, whose condo fees, fines, interest and unpaid balances are current, may rent the facilities.
- 2. Renters must be an adult (at least 21 years of age) and must agree to comply with Stones Throw rules of conduct. Renter must provide ID to verify address and age.
- 3. A security deposit of \$100.00 (owner) \$200.00 (others) by check, along with a completed application is due as soon as possible to reserve the date requested.

4. Renters must inspect premises at the beginning of the rental period with either property management or a council member, using a provided check list before a key to the facility is given to renter.
5. \*\* The premises will be cleaned and trash will be properly discarded. Upon a complete satisfactory inspection, with the reservation application. It will be refunded after the facility has been inspected and found to be clean and undamaged.
6. Rental fees must be paid by separately by check or money order with the rental application given to property management.
7. Time permitting, a confirmation letter will be sent upon acceptance of the rental application. A walk through will be done with the renter and council members before and after the party. A check off list will be used to ensure agreement between renter and council members.
8. Noise must be well controlled after 10 pm and the party must end by 1:00 am unless prior written approval is obtained from council.
9. Set up for the party may be done before the starting time if arrangements are made with management or council member.
10. All Stones Throw rules of conduct apply to parties. Facility renters and their guest are expected to follow the rules.
11. NO SMOKING in the clubhouse. Please be courteous to our neighbors and extinguish cigarettes in the provided receptacles outside of the building.
12. Parking for the clubhouse functions will be on the main road only. Party guest will not park in assigned visitor spaces. It is the responsibility of the renter of facility to inform guest of the parking rules.
13. Any vehicle in assigned parking spaces are subject to tow and possible fines.
14. Renters must agree to assume responsibility for the loss or damage to Stones Throw property or any property housed within the clubhouse.

#### B. Clubhouse Rental Information

1. Clubhouse: Stones Throw owners rental fee is \$75.00, all others \$150.00. The rental covers from Noon till 1:00 am Sunday through Thursday and noon till 2:00 am on Fridays and Saturdays. Rental Checks should be paid to Stones Throw Owners Association.



2. Rental applications are available by contacting property management. Renters will state on the application the purpose of the rental.
3. Renters must agree to remain on the premises during the entire period of use and shall be responsible for closing windows, turning off lights and locking doors. When the heat or air conditioning is on, all doors are to remain closed. If not, a \$25.00 fee will be deducted from security deposit.
4. Renters must agree to comply with the regulations of the DELAWARE ALCOHOLIC BEVERAGE COMMISSION. It is the renter's responsibility to make sure no one underage is drinking alcoholic beverages and to ensure NO ONE DRINKS AND DRIVES. Renter is responsible for anyone leaving their party who is stopped for drinking and driving.
5. NO smoking in the Clubhouse. It is the renter's responsibility to make sure no one smokes in the building. If a council member observes smoking in the building during the rental period/event, \$25.00 will be deducted from the security deposit.
6. Renters security deposit will be forfeited if a rental contract is cancelled within thirty (30) days of scheduled rental. Cancellations made with thirty (30) days or more notice will receive a full refund of security deposit.
7. Keys are to be picked up and returned to council member or property management as agreed on rental contract.
8. Should council find any damages to clubhouse or property, must clean clubhouse or inform of loss of property, property management will retain security deposit.
9. All security deposits and rental fees will be deposited. There will be a \$25.00 fee charged for each returned check. Deposits and fees must clear the bank before deposits are returned.
10. Any and or all council members and/or property management may enter the building at any time during the rental period.

## 7. INSURANCE

### A. Requirements

1. Each unit owner shall be required to provide proof of insurance annually, upon notification by Council.
2. Failure to provide proof of insurance may result in a fine of \$1000.00

2. Each unit owner shall be required to notify the Council of all improvements made by him/her to unit, the value in which is more than ten thousand (\$10,000.00) dollars, so that council can be sure the insurance coverage of the property is adjusted accordingly.

## ENFORCEMENT OF RULES OF CONDUCT

Any homeowner in Stones Throw who does not comply with one or more of the adopted rules of conduct or does not comply with the bylaws of Stones Throw is subject to one or more of the following penalties.

First offense Fine of \$125.00  
Second Offense Fine of \$250.00  
Third Offense Fine of \$500.00

Any infraction will be valid for a period of one (1) year.

Fines are to be paid within thirty (30) days.

Parking violations also incur towing at owner's expense.  
Where applicable, all legal costs are to be paid by owner.

Outstanding fines, fees or balances or being in non-compliance of any rule in Stones Throw will restrict you and your family from clubhouse rentals etc.