

Stonegate

Homeowners Association

Special Rules and Regulations

May 2023 Edition

(Supersedes September 2020 Edition)

Table of Contents

Introduction	2
Definitions	3
Special Rules and Regulations	5
General Rules	5
Vehicles and Parking	7
Pets	8
Solicitors	9
Stairwells, Entries & Patios	10
Landscaping	10
Architectural Changes	11
Pool	12
Pool Reservations	14
Club House Reservations	16
Sale and Rental Signs	19
Guidelines for Sale or Rental Of Condominiums	19
Disciplinary Action	20

Introduction

This booklet contains the rules and regulations governing Stonegate and has been approved by the Board of Directors. These rules are in accordance with the Stonegate covenants, conditions and regulations and serve to reiterate and clarify them. Other rules are included.

These rules and regulations are intended to protect our property values and to promote the enjoyment and safety of all residents.

Tenants and their children and/or guests are part of Stonegate and should follow these rules and regulations.

The rules contained herein may be updated as required.

To remain fully informed, homeowners are encouraged to attend the regularly scheduled Board of Directors' meetings.

The property management company, Utah Management, and/or the Stonegate Board of Directors should be notified of any problems or concerns regarding Stonegate.

Board of Directors Stonegate Homeowners Association

-2-

Definitions

Association: The Stonegate Condominiums, Inc. Homeowners association

Homeowner: A person(s) who is of record, an owner of Stonegate unit

Property Management Company: The company responsible for billing, maintenance, and enforcement of the HOA rules and regulations, and is employed by the HOA board.

Tenant: A person(s) who resides at sufferance, leases or rents from a homeowner

Resident: Current occupant of a condominium. A homeowner in residence, a tenant, his/her child and relatives in residence, and any other person who resides primarily in a unit with the permission of the homeowner or tenant.

Guest: A non-resident who has been invited by a homeowner or tenant.

Premises: All Stonegate property including the buildings and their interior living spaces.

Common Area: All Stonegate property excluding the interior living spaces of the unit owners.

Special Rules and Regulations

These rules are for the benefit of all residents of Stonegate. With cooperation and adherence of these rules, everyone can enjoy the pleasures and privileges of condominium living.

General Rules

- 1. Sidewalks, stairways, courtyards, storage closets and patios are not to be used in any manner that will limit access to and from any unit or distract from the neat appearance or décor of Stonegate as a whole.**
- 2. No flammable materials or fluids as gasoline, kerosene, naphtha, benzene, or explosive or hazardous fluids or articles may be brought stored in the unit or associated carport.**
- 3. Guns, pellet guns, sling shots, paint ball guns or similar contrivances are forbidden for use on or from the Stonegate property.**
- 4. A resident, guest, etc. is not permitted to make any disturbing noises on the premises nor permit anything to be done that will interfere with the rights, comforts or convenience of other residents.**
- 5. When cleaning the balcony deck, use a dustpan or a vacuum as a courtesy to the lower deck.**
- 6. Carport space is to be used strictly for parking of a vehicle and is not be used for a hobby area, carpentry, automobile repair or any commercial purpose.**
- 7. Homeowners will be held responsible for any damage to the buildings, carports, grounds, landscaping, fences, or any other Stonegate property or equipment that is caused by themselves, their children, tenants, pets or guests.**
- 8. Utah Management will perform periodic inspections of the grounds and buildings and will issue infraction notices as instructed by the Board of Directors.**
- 9. Bicycles are not allowed to be ridden on grass or landscaped Stonegate property.**
- 10. No illegal activity is permitted anywhere in Stonegate.**
- 11. Bouncing, throwing or hitting balls or any other objects against buildings, carports or fences is prohibited.**
- 12. Climbing on fences, walls, roofs and trees is prohibited.**
- 13. Residents are responsible to ensure their guests comply with the Stonegate rules and regulations.**
- 14. Littering in Stonegate is specifically prohibited. That includes cigarette butts and packaging and any trash emptied from vehicles.**
- 15. Residents are prohibited from leaving any disposed items next to dumpsters, such as boxes, mattresses, Christmas trees, furniture, etc. Boxes are to be broken down to maintain dumpster space.**
- 16. Residents should not use salt on sidewalks. Ice melt is provided by Stonegate.**
- 17. All inside plumbing and electrical is the responsibility of the homeowner. Any damage caused by malfunctions to the owner's unit and any adjacent units will be at the owner's expense.**

Vehicles and Parking

1. **Residents and guests must observe posted speed limit signs and proceed in a manner to ensure pedestrian safety.**
2. **Except for emergency start up or maintenance, vehicles may not be repaired or rebuilt in any area of Stonegate—specifically, no changing of oil.**
3. **Vehicle oil leak clean up in any parking space is the responsibility of homeowner or resident.**
4. **Recreation vehicles may be parked up to 48 hours for loading and unloading purposes.**
5. **Motorized vehicles that are unlicensed or with an expired registration may not be driven or parked anywhere in Stonegate.**
6. **Vehicles must be parked in designated parking areas and must not block driveways or create hazards for other residents.**
7. **Violation notices may be issued for vehicle or parking infractions and may result in fines and the vehicle being towed at the homeowner or resident's expense.**
8. **Every unit is allotted two (2) parking spaces: one covered and one uncovered.**

Pets

1. **The number of pets is limited to 2 per unit per Washington Terrace City laws.**
2. **Pets must be licensed and inoculated as required by Washington Terrace City and not allowed to roam free in Stonegate.**
3. **Homeowners are responsible for any damage to Stonegate property or equipment caused by their pets, the pets of their tenants or pets owned by guests.**
4. **Pet owners must control their pets so as not to destroy, ruin or otherwise damage lawns, landscaped areas, patios or carpeted entries.**
5. **Residents walking their dogs MUST have them leashed. Residents are responsible to carry and USE the necessary equipment for cleaning up after their pets. Fines may be assessed to owner who do not pick up after their pets. Dog feces should be cleaned up after every occurrence, disposed of properly, and not allowed to accumulate.**
6. **Pets are not allowed in the clubhouse or the pool area.**
7. **Pets are not to be tied or tethered in any common area. Cats are not allowed to roam free.**
8. **Pets are not to be kept in the carports.**
9. **Pet owners are responsible for noise disturbance by their pets. Noise which is disturbing to other residents is not permitted.**
10. **Pet food is NOT permitted in common areas.**

Solicitors

1. **Solicitation is not allowed on Stonegate premises.**
2. **Homeowners and residents are prohibited from soliciting within Stonegate.**

Stairwells and Entries and Patios

1. **Stairwells, entries and patios are the responsibility of the resident to keep clean and orderly.**
2. **Nothing will be left or stored in these areas to cause damage or endanger other residents or their guests, or which may be considered an eyesore as determined by the Board of Directors.**
3. **Auto parts, tools, boxes, trash, etc., are expressly prohibited in stairwells, entries and on patios.**
4. **Nothing shall be left in entry or stairwell to prohibit access.**
5. **Pet hair in the stairwells must be cleaned up at least weekly by the pet owner.**

Landscaping

1. **No tree, shrub, ground cover, lawn or other plants may be removed or altered without the approval of the Board of Directors.**
2. **Residents may plant flowers by their unit as long they are properly maintained. Climbing vines, ivy, and agriculture vegetation (vegetables, fruits) are expressly prohibited.**
3. **Residents shall NOT make any changes to the operations of the sprinkler systems, including the time clocks and sprinkler heads.**
4. **Residents are to refrain from making special requests of the landscape maintenance contractor.**

Architectural Changes

1. **No person shall install, erect, attach, paste, hinge, screw, nail or construct fences, shades, antennae, radio or television broadcasting or receiving devices. Painting or otherwise altering whatsoever the structural aspects of the exterior of any building is prohibited.**
2. **No homeowner shall install or permit to be installed floor coverings on the concrete patio. This is meant to include but not limited to tile, carpeting or linoleum whether glued or not.**
3. **Installation of screen or security doors is subject to the approval, in writing, by the Board of Directors.**
4. **Any addition or change to common areas, including patio decks, that is not specifically approved by the Board of Directors, and which causes damage, will be the responsibility of the homeowner.**

Pool

1. **Pool hours: 9:00 A.M to 9:00 P.M.**
2. **The use of the pool is expressly limited to residents. Invited guests, up to 4 per household, must be always accompanied by a Stonegate resident.**
3. **Children under the age of 16 are not allowed in the pool area without adult resident supervision.**
4. **Floats are permitted when the pool is not busy. No surf mats or surfboards, Styrofoam floats, kickboards or other large objects of this nature will be allowed.**
5. **No glassware of any kind will be allowed in the pool area.**
6. **Littering in the pool and pool area is prohibited.**
7. **Pets are not allowed in the pool area. (Weber county regulation)**

8. **Pool gates should be locked at all times.**
9. **Bicycles, skateboards, rollerblades, skates or other wheeled vehicles are not allowed in the pool area.**
10. **Pool furniture and other accessories may not be removed from pool area.**
11. **Food and drink are allowed, but only in the posted designated area.**
12. **Only persons dressed in appropriate swim wear will be allowed in the pool.**
13. **Climbing over the gate or fence in pool area is prohibited and will result in the loss of pool privileges.**
14. **Persons with skin disorders, colds, coughs or communicable diseases are asked to refrain from using the pool, due to the obvious risk of their health personally and the health of others.**
15. **Immoral, lewd or indecent conduct in pool or pool area will not be tolerated.**
16. **Music is permitted if noise ordinances are followed. The music selection must be respectful to other residents.**
17. **Running, pushing or horseplay in the pool area is prohibited.**
18. **Infants and young children who are not toilet trained and are 3 years and younger must wear swim diapers in the pool. It is necessary that parents strictly abide by this rule to avoid health hazards and to ensure the continuous operation of the pool.**
19. **All residents must sign register book upon entering the pool area and include their unit number and the number of guests (limit 4 per household). Guests must be always accompanied by a Stonegate resident.**

Clubhouse Reservations

1. **The clubhouse may be reserved at www.utahmanagement.com/Stonegate under Amenity Reservations. You may also contact Utah Management by phone at (801) 605-3000. The clubhouse is reserved in four-hour blocks.**
2. **Clubhouse use is not for personal profit or business-related activities. Admission can only be charged for common or incidental charges necessary to cover costs.**
3. **The resident reserving the clubhouse must be present at all times and is responsible for enforcing the rules and regulations of Stonegate.**
4. **Noise that is excessive must be reduced if it is plainly audible 50 feet from the clubhouse.**
5. **If the rules and regulations are not being followed and the residents are disturbed, the manager or member of the board of directors may stop the activity and ask the resident and guests to leave.**
6. **Liquor may be brought in by the resident, club, or organization acting as the host provided it is dispensed at no charge to the consumer.**
7. **Residents and guests are limited to the recreation room and the adjacent restrooms.**
8. **Outside caterers or club serving the residents must conform to the following provisions:**
 - a. **All caterers must show proof of their current caterer's license.**
 - b. **Proof of automobile insurance at least \$100,000 liability coverage and \$25,000 property damage must be presented upon request.**
 - c. **Proof of workers compensation insurance.**
9. **The Clubhouse must be left clean and undamaged.**
10. **Table and chairs belonging to Stonegate may not be removed from the clubhouse and must left in their original place after the activity.**

11. **The clubhouse must be vacated after the event and cleanup must be completed no later than 9:30 P.M. NO EXCEPTIONS.**
12. **Any rental equipment brought into the clubhouse must be removed by 10 A.M. the following morning. Stonegate assumes no responsibility for the security of personal or rental items left in the clubhouse.**
13. **The homeowner/resident will be responsible for any damage incurred and the subsequent cost will be assessed as determined by the Board of Directors.**

Sale and Rental Signs

1. **Two signs, up to 5 square feet each, are allowed to be placed on the inside of the unit windows.**
2. **During a scheduled one-day open house, one (1) open house ground sign up to five square feet may be placed at the club entrances of Stonegate.**
3. **Any other sale or rental signs, banners or pennants are not allowed.**

Guidelines for Sale or Rental of Condominiums

1. **It is the responsibility of the seller or homeowner to provide the new resident with a copy of the rules and regulations of Stonegate.**
2. **Concurrent with the completion of the sale or rental of any unit, the seller and/or homeowner shall notify the Stonegate Board of Directors and Utah Management and provide the following information:**
 - a. **The unit number.**
 - b. **The name of the new owner or tenant, including the number of family members and names.**
 - c. **The date of the sale or copy of the rental agreement.**
 - d. **A new resident is required to contact the board of directors within 10 (ten) days.**
3. **If an owner wishes to rent their unit, they will be placed on the Rental Waiting List by submitting a request to Utah Management. AirBnB or similar are not allowed.**
4. **Utah Management will keep the Rental Waiting List and enforce the rules applicable to rentals on Stonegate Property.**
5. **At no time will more than 16% of the total number of units be leased/rented by non-owners.**
6. **On a case-by-case basis, exceptional and compelling circumstances may be voted on by the management committee to allow an additional unit to be leased/rented for a limited period.**
7. **When you are notified by Utah Management for rental availability, you will have 14 days to respond that you will either rent the unit or pass on the availability. If you pass, your unit will be placed at the bottom of the Rental Waiting List.**
8. **If you accept, then you will have 45 days from acceptance to rent the unit and notify Utah Management.**
9. **Upon renting the unit, you must comply with items (1) and (2), stated above.**
10. **If problems arise with the tenants, the owner of the unit will be notified and will be responsible for any disciplinary action and fines. It is up to the owner of the unit to ensure the tenants follow all rules and regulations.**

Disciplinary Action

1. **The Stonegate Board of Directors is responsible for the compliance and enforcement of the rules and regulations by all homeowners, tenants, and guests of Stonegate.**
2. **Disciplinary action may consist of any/all of the following:**
 - a. **Written notice of violation.**
 - b. **A fine for each occurrence.**
 - c. **Suspension of the right to use the Stonegate clubhouse or pool area.**
 - d. **Repeated violations will result in additional disciplinary action, including but not limited to, legal notices and property liens.**
 - e. **Violators are entitled to a hearing before the Board of Directors no sooner than five (5) days after the issuance of the violation notice or fine. The notice will specify the time, place and nature of the violation. A resident has the right to appear at the hearing in person, by council or both and present evidence on his or her behalf.**
3. **Failure to pay any fines within 10 (ten) days after its imposition constitutes a separate offense and can result in additional fines, a lien on the property, and legal fees.**

Emergency Numbers

- **Police:**
- **Fire Department:**
- **City:**
- **Manager(s):**

Board of Directors

- **President:**
- **Vice President:**
- **Secretary:**
- **Bookkeeper:**
- **Building and Property Manager:**