

Stony Ridge Condominium Policy Statement

Policy Title: Community Aesthetics

Date Adopted: February 2019

Policy Statement: The following remarks shall primarily govern the exterior appearance of all units within our community and all co-owners are expected to conform to them. In general no co-owner or tenant shall carry-on activities inside or outside his/her unit that is detrimental to the appearance of the condominium community.

Bird Feeders: Bird feeders are **not allowed** in the common areas. Bird feeders are allowed to be hung off a co-owners deck, but it important to understand that these items attract other types of wildlife (raccoons, skunks, chipmunks, rats and other vermin) that may cause damage to your deck or grounds around it. The cost the Association must incur trapping undesirable animals and removing them from our community is expensive and draining on the budget.

Flags & Banners: The American flag is the only banner that is allowed to be displayed at co-owner's discretion and attached to his and/or her unit's wood trim. The flag shall be no larger 3 feet by 5 feet, and no other flags including ground flags or signs are allowed.

Front Porch: A maximum of three (3) items may be placed on the front porch of each unit or a combination of three (3) of any of the following items:

- a) Planter of a reasonable size that allows for access to the front door.
- b) A bench or chair made of wrought iron, stone, concrete, or wood, is allowed. Portable items such as a folding chair or couch will not be allowed.
- c) A non-religious decorative objects of a neutral color are allowed.

Seasonal wreaths and those that are part of a Christmas decoration theme are allowed to be hung on the exterior door.

In general nothing is allowed to be attached to the brick wall surrounding the porch, either of a temporary or permanent nature. The only exception to this rule is a mail box when the co-owner is handicapped and unable to access the mail kiosk. Should a wall mounted mail box become necessary the co-owner will complete a modification request along with a copy of the doctor's prescription requiring the change. When that owner is moving, that mailbox must be removed and any repairs necessary shall be completed prior to the owner's departure and the owners cost.

Garage Doors: Garage Doors shall be closed at all times except, of course, when entering or exiting the garage. For air circulation during the summer months the garage door may be slightly raised above the garage floor. The circulation is greatly increased if the access panel to the attic is opened allowing hot air to exit the structure via the roof ridge vent.

It is also a good idea to close the door completely at night to prevent unwanted visitors (mice, raccoons, squirrels, etc.) that could access your garage.

Ornamental Objects: Ornamental objects such as, but not limited to, bird-baths, statues, furniture, metal, wood, stone or fabric art objects, flags, planters, sun catchers, bishop hooks, window boxes, hose holders attached to the structure, exposed hoses, or any other decorative item that might be found on the driveway sidewalk, lawn area or any portion of the common element may not be displayed in the front of the unit.

Signs: Signs, banners, or any other advertising devices, shall not be displayed on the common element or in such a way that they are visible from the exterior of the unit without the written approval of the Board of Directors. This prohibition includes, but is not limited to, For Sale signs, political signs, and large security company signs. Please note: small security company decals can be posted in a window.

Solar Lights: Lights of this nature may be used to illuminate the walkway leading to the front porch. They must not interfere with the snow removal, and lawn mowing operations. The Board's objective is that these lights should be as inconspicuous as possible. The maintenance of any lights of this nature is the owner's responsibility.

Storage: No unsightly containers shall be permitted on any driveway, porch, patio, and/or deck. Only equipment and furniture consistent with the normal and reasonable use in such areas shall be permitted to remain there during the season when it is expected that such area would normally be in use.

No furniture or equipment will be stored in these areas when the area is not normally in use. An example would be the flower planters that

are allowed on a porch during the spring, summer and early autumn. They must be removed and put into storage after October 31st for the winter months.

Deck furniture and BBQ's are considered to be in use the year round and it not necessary that they be removed from the deck. Under no conditions is storage under a deck allowable.

Sun Screens and Shades: Only a collapsible umbrella (1 per deck) or retractable awning that conforms to the specifications outlined in the policy statement covering this amenity are the only acceptable shade/sun screening devices for decks and patios.

TV Satellite Signal Dishes and Short Wave Radio

Antennas: The rules and regulations set forth by the by the Federal Communication Commission (FCC) in reference to the installation of antennas and satellite dishes are quite explicit and lengthy. It has been decided that they will not be included in this pamphlet. A copy of these regulations is available from the management company (AMI) at 586-739-6001. It is necessary to have a Board approved "Modification Request" form in hand before any of these amenities are installed. Should the owner sell or lease his/her unit to another, or at a future time let the contract with the signal provider expire, it is the responsibility of the individual who obtained the approved modification request to remove and dispose of the dish and repair any part of the exterior of the unit that was altered to install the item. This cost is to be covered by the owner that is leaving, selling or decides to no longer use that feature.

Failure to do so will result in the Boards removal and dispose of the dish and any to make any necessary building restorations at the co-owners expense.

IMPORTANT NOTE: A co-owner must always submit a completed MODIFICATION REQUEST FORM to our management company and approval by the Stony Ridge Board of Directors PRIOR to any work on the project begins. Modification forms are available online at our website stonyridgecondos.net under printable documents or by calling AMI at 586-739-6001.