



COMMUNITY POLICIES

Pg. 1 of 7

Residents shall comply with the Community Policies stated below and any additional rules applicable to the premises that the Association's Manager deems necessary and that are publicly posted as provided by Law.

1. Usage –

- a. Condos shall be used for residential purposes only. Trade or business is prohibited in or from any unit, however Residents may conduct ancillary business activities within the apartment so long as
 - i. the existence of operation of the business is not apparent or detectable by sight, sound or smell from the exterior of the unit.
 - ii. the business activity does not involve unreasonable visitation of the apartment by employees, client's customers, suppliers or other business invitees
 - iii. the business activity conforms to all zoning requirements
 - iv. the business does not increase the amount of traffic in the complex
 - v. the business activity does not constitute a nuisance, hazardous, or offensive use, or threaten the security or safety of other residents.

2. Trash –

- a. All trash must be put in the dumpsters or recycling bins.
- b. Trash may not be stored on patios, balconies or outside entrance doors, laundry rooms, alongside or behind buildings, in common area trash bins or outside the dumpsters at any time.
- c. All garbage shall be promptly disposed of in a clean and sanitary manner at reasonable and regular intervals.
- d. Owner assumes all cost of fumigation and extermination occurring during resident's tenancy resulting from resident's failure to comply with this policy.
- e. Furniture and other large items must be taken off property for disposal and are not to be left in or around the dumpsters. Empty boxes should be broken down before disposal to not take up too much space. Residents can make arrangements with the Association office to remove said items for \$100.00, or Residents may be fined \$250.00 for the cost of removal in addition to the violation fine for dumping. You may also call Travis County Landfill at 512-243-6300 or Austin Community Landfill at 512-272-4329.
- f. No hazardous waste or construction materials are to be placed in the container or left outside the containers.

3. Conduct –

- a. Residents are not allowed to conduct themselves in a way that will annoy, harass, embarrass, or inconvenience other Residents and their guests, or the Association's Manager.
- b. Residents shall exercise reasonable care to avoid making or permitting loud, disturbing, or objectionable noises and shall keep the volume of sound at a level that cannot be heard outside of the condo unit.
- c. Except for emergency repairs, no major noise-producing work, especially construction/repair work, shall be carried out inside or outside any Unit before



Stoneleigh

CONDOMINIUMS

9:00 am or after 6:00 pm from Monday through Friday and before 10:00 am and after 6:00 pm on Saturdays and Sundays.

- d. Residents will be held responsible for their guest's behavior.
- e. There shall be no playing, running, loitering or consumption of alcoholic beverages in any common area which includes stairways, breezeways, benches, sidewalks, parking areas or swimming pool.
- f. Noxious odors that are likely to disturb Residents of other Units are not allowed.
- g. Quiet Hours are between the hours of 10:00 pm and 6:00 am, Residents will refrain from activities that are likely to create a noise disturbance to neighbors including but not limited to running dishwashers, washing machines or dryers, garbage disposals, vacuum cleaners, hammering, musical instruments, and aerobic exercise. Residents are required to modulate their conversations and entertainment equipment to avoid disturbing Residents in adjoining Units.

4. Common Areas –

- a. No personal items can be stored in the common areas. This includes but is not limited to bicycles, baby carriages, motorcycles, and barbeque pits.
- b. Wires, aerial or antennas for radio or television shall not be installed on the roof, balconies, patios or other parts of the building without written permission from the Association's Manager.
- c. Satellite dishes for television are solely permitted on private balconies and are not to extend beyond the balcony railing. Satellite dishes are only allowed on a tripod on the balcony and may not be attached to any railings or the building in any way. Satellite dishes are not permitted on the premises unless Association's Manager receives proper notice from the Resident that adequate liability insurance is currently maintained for the use and installation of the dish. The installation of a satellite dish shall not damage any portion of the premises, including the drilling of any holes in walls, railings or floors. Residents agree to indemnify and hold Owner and Association's Management harmless from any lawsuit, damage or injury caused by the use or installation of said satellite dish.
- d. Signs of any type are not permitted except for the mailbox area, and require written permission from the Association's Manager. There shall be no door to door advertising or soliciting by Residents or their guests.
- e. The laundry room shall be used only for washing and drying of the usual personal and household articles. Cleaning of flammable materials or dyeing of clothes in washing machines are not permitted. Residents are responsible for loss or damage of personal property. Articles are not to be left in laundry room unattended. If Resident leaves articles unattended, Resident understands they leave such articles at their own risk.
- f. Tampering with, prying open, or modifying any fire or safety equipment on the property, including alarms, fire sprinklers, extinguishers, monitors, and self-closing doors is strictly prohibited.
- g. Air conditioning units or other machines may not protrude through walls, windows or the roof of any building or are otherwise visible from the ground.
- h. Smoking in the outside common areas is allowed, however smokers are not allowed to smoke near other non-smoking Residents, even if the non-smokers



Stoneleigh CONDOMINIUMS

arrived after smoking began. Smoking in laundry room or breezeways is not permitted.

5. Unit Interiors –

- a. All Condo Units must be maintained in good condition with all needed repairs made in a timely manner. Water leaks must be repaired immediately to conserve water and limit damage to other units.
- b. Permission must be obtained at least 3 days prior to date needed from Association's Management before water to any building is turned off for repair purposes, except in emergency situations. To obtain permission submit the following to the office:

Liability insurance

Copy of plumber license

Documentation from company and what they are doing

Length of Time for repair

After obtaining permission, a 24-hour notice must be given to all units that will be affected.

- c. Temperature Within Units: During cold weather, each resident must maintain heat at a reasonably high temperature as will be necessary to prevent freezing of water in the plumbing system. If Unit is unoccupied, the Owner must keep the heat on during times of the year when freezing weather is possible.
- d. Toilets and sinks are to be used only for the purpose for which they are intended. Do not dispose of dust, rubbish, coffee grounds, toys, diapers, sanitary napkins, tampons, dental floss, cat litter, etc. into toilets or sinks. Owners shall be charged for unplugging and repairs of toilets, sinks and garbage disposals.
- e. All window coverings visible from the exterior of any Condo shall be of a neutral, white or off-white non-glare color and in good, attractive condition. No window shall be covered with a reflective film or thermal film of any type. Window screens including solar screens must be in good condition.

6. Balconies and Patios:

- a. Balconies and patios may not be used for storage and laundry drying is prohibited.
- b. Patios and balconies must be maintained in neat, clean and attractive conditions. The only items allowed are outdoor furniture, patio accessories, plants, and bicycles. Plants must be healthy and kept neat in appearance. Fake plants are only permitted if they are in good condition and not faded.
- c. Outdoor curtains are permitted, but must be kept clean and in good condition, and must be tied back to prevent them from blowing freely.
- d. Gasoline or other flammable or hazardous materials may not be stored in units, storage closets or on patios or balconies at any time.
- e. Pets may not be left or tied unsupervised on the patio/balcony.

7. Parking Lot & Driveway –

- a. Parking Rules may change from time to time. Updated Resident and Visitor Parking Policies will be posted on the website and at the mailbox bulletin board. Please see the website at: www.stoneleighcondominiums.com for updated Resident and Visitor Parking Policies.



Stoneleigh CONDOMINIUMS

- b. No recreational vehicles, trailers, boats, smokers, barbecues or campers shall be stored or on the community or common areas at any time without Association Manager's written permission and only in designated area.
- c. Oversized vehicles as defined as occupying more than one parking space are not permitted on the property at any time.
- d. Changing oil or performing mechanical repairs on automobiles or motorcycles is prohibited.
- e. Residents and registered Visitors are permitted to park within the community in designated parking spaces only. Unauthorized vehicles, illegally parked vehicles, vehicles with expired license plates, stickers or expired inspection stickers or vehicles considered inoperable or not "street legal" will be towed at owner's expense. Notice is not necessary but may be attempted.
- f. Motorcycles are to be parked in designated parking spaces.
- g. Vehicles parked in fire lanes, pre-assigned spaces including vehicles parked in carports or garages they are not assigned, future resident parking or handicap spaces without proper authorization will be towed at Association Manager's discretion without notice to the owner.
- h. No vehicle shall be abandoned or stored on any part of the complex and no vehicle shall be permitted to remain in an inoperable condition on any part of the complex.
- i. A maximum of 3 vehicles for a 3-bedroom unit, and 2 vehicles for 1 & 2-bedroom units are allowed on the complex. In addition, if a unit comes with a garage space, that space will be considered one of the vehicles allowed parking spaces.
- j. Any vehicles including motorcycles that are loud and disturb the peaceful enjoyment of the property as determined by the Association Manager will not be allowed.
- k. Washing of vehicles by hose or with bucket or repairing vehicles (other than an emergency) is not permitted anywhere on the property. This does not preclude cleaning of windows and vehicle lights.
- l. If a vehicle alarm goes off and management is unable to locate owner for longer than 30 minutes, the vehicle may be towed at owner's expense.
- m. In addition to fines, any vehicle that is in violation of any of the rules stated above, may be towed and all damages and costs related to the towing will be the sole responsibility of the owner of the vehicle.

8.0 Vehicle Appearance -

The presence of unsightly vehicles can threaten the character and safety of our property. They cause deterioration due to visual blight, which affects property values. Vehicles which are unsightly, in poor aesthetic or physical condition as described below may be fined and/or subject to being towed by the Owner's expense:

- a. This includes vehicles that are extensively damaged, including but not limited to any of the following:
 - 1. Unsightly paint finish, unpainted panels, or has presence of repair material "bondo"
 - 2. Broken or missing windows or windshield or flat tires
 - 3. Missing or mis-matched hubcaps or wheel covers
 - 4. One or more major portions of the body missing or damaged, such as hood, fender, bumper, trunk lid, door, roof or panel or cannot move under its own power.
- b. Is apparently inoperable
- c. Is noisy or smoky
- d. Has objectional/hate speech in or attached to it.



Stoneleigh

CONDOMINIUMS

9.0 Pets –

- a. No aggressive dogs are allowed.
- b. Residents are responsible for all damages caused by their pets or pets of their guests.
- c. A maximum of 3 cats and/or 3 dogs per unit are allowed.
- d. Pets must be leashed or carried while in common elements of the property.
- e. No pet may be leashed to a stationary object on the common elements.
- f. Pets must be kept in a manner that does not disturb another resident's rest or peaceful enjoyment of their Unit or the General Common Elements. No pet may be permitted to bark, howl, whine, yap, screech or make other loud noises for extended or repeated periods of time, which shall be determined at the sole discretion of the Association Manager.
- g. Residents are responsible for the removal of pet's waste from the property.
- h. Pets are not allowed to be confined to a balcony or patio, and those areas cannot be used as latrine.
- i. Pets are not permitted in the pool, fitness center, clubhouse or laundry areas.
- j. Residents with a registered service animal or handicap that prevents them from complying with these rules may receive a variance from the Association Manager by completing a support animal form authorized by an official.

10. Management Office –

- a. Resident acknowledges that as a convenience, the office will hold packages on behalf of the Resident. The office will not accept mail requiring signature. The office will only accept packages from delivery services.
- b. Residents agree not to hold the office responsible or liable for any loss, theft or damage caused to any packages accepted by the Association Manager on behalf of the Resident.
- c. Residents agree to collect packages/deliveries from the office within three (3) business days or it will be returned to the sender.
- d. Residents acknowledge the office is under no obligation to accept oversized packages/deliveries, packages containing firearms, ammunition, chemicals, hazardous materials or any deliveries with a strong odor.
- e. Residents must provide current photo identification and be the person to whom the package is addressed, to retrieve any packages or deliveries. Residents will provide an email or signed letter approving any other person to retrieve packages for them.

11. Pool & Fitness Areas –

- a. Residents may have no more than two (2) guests in the swimming pool, fitness area or in any common areas and must be present with guests at all times.
- b. Residents agree to abide by all pool rules as posted in the pool area and fitness center rules as posted in the fitness center.
- c. The pool is open at 9:00 am and closed after 10:00 pm.
- d. No alcoholic beverages, no glass, no skateboards, roller skates/blades, bicycles or other wheeled items are permitted in the pool and laundry areas.
- e. Children under eighteen must be accompanied by an adult in the pool, clubhouse, business center, fitness center and laundry areas.
- f. Pets are not permitted in the pool, fitness center, clubhouse or laundry areas.



Stoneleigh CONDOMINIUMS

12. Grills

- a. Outdoor cooking or heating equipment is prohibited on the property and in the units including but not limited to charcoal grills, electric or gas grills and hibachis.
- b. There is a designated area on the property with outdoor grills and outdoor tables. This is the only area where outdoor grilling is allowed. Residents using the community grills are required to clean them after use.

13. Damage Caused by Individual Units -

- a. Any damage that is caused by a Unit or anyone associated with that Condo Unit to another Unit or the Project, shall be repaired at the expense of the Owner of that Unit.

14. Landlord & Leasing Requirements -

- a. Units may not be rented in part or in whole for short stays, which are defined as less than ninety (90) days. This includes subleases, room sharing or use as a hotel.
- b. Property Owners who lease their units are required to abide by the Leasing and Background Check Policy which provides the HOA office with an Owner/Tenant information sheet and copy of the Lease and Background check of all residents 18 or older and must have all Residents sign this set of Community Policies.
- c. Occupancy limits 3 adults per bedroom.

15. Pest Control-

- a. HOA office will provide basic spray service for all units. The owner will be responsible for any fumigation service for bed bugs or infestations resulting from Resident.

16. Schedule of Fines -

After warning notice and an opportunity to be heard, has been given to the Owner/Resident, the Manager is authorized to impose fines per the following schedule for violations of these policies.

First Violation	\$50.00
Second Violation	\$100.00
Subsequent Violations	\$150.00

In addition, if there are expenses incurred by the HOA due to a violation, the owner will be charged those expenses in addition to the fine. All fines against an Owner or Resident will be assessed against the Owner's Unit. It is the Owner's responsibility to have their Tenants and their Guests follow the rules



Stoneleigh CONDOMINIUMS

I have read and agreed to comply with all the Community Policies. I understand that failure to follow any of the stated policies is considered a substantial violation of Stoneleigh Condominiums Rules and Regulations and subject to fines.

Unit # _____

X _____ Date: _____
Resident Signature

Print Name

X _____ Date: _____
Resident Signature

Print Name

X _____ Date: _____
Resident Signature

Print Name