

**The Rules and Regulations of
'The Village of Stonewood' Community**

Updated: August 1, 2023

Please read now and keep in a safe place for your reference.

In order to maintain a good, clean, attractive and safe atmosphere in the community, all residents and their guests will be required to comply with the following simple rules and regulations.

Although we are on city sewer we must use a lift station to get our sewage to city sewer lines. Therefore certain behaviors must happen in order for our sewer to run effectively. **No grease poured down the kitchen drain.** Also there are items that can't be flushed in toilets. **Nothing except toilet paper** may be flushed in toilets that didn't go through you first. That includes condoms, tampons, sanitary napkins, diapers, or any personal wipes that may say 'flushable' as they will clog our sewer system pumps. **please dispose of these in your trash basket.** Residents are responsible for the normal maintenance of the plumbing for their home and any sewer line clogs caused by their abuse i.e. **grease in kitchen drains.** You are responsible to **keep all bathroom drains free of hair and other obstructions.**

Anyone unable to keep these simple rules will be asked to leave.

1. Outside pets are not permitted. If you have a small dog he **must be on a lease when out walking.** Please clean up after your pet so as not to leave any 'presents' in other people's yards. You must also keep doggie dirt cleaned up in your own back yard in order for your yard to be mowed.
 2. **During dry seasons residents must keep the lawns watered as well as any plants installed by the management on their lawn.** Leaves must be raked up and disposed of to keep the lawns in good health and allow proper drainage.
 3. **Loud voices, music, or loud vehicles will not be tolerated.** Loud noise will not be tolerated from any source. Domestic disputes loud enough for others to hear are not acceptable.
 4. All residents are expected to be respectful and considerate of their neighbors.
 5. Smoking is not allowed inside any rental unit by anyone at any time. Do not throw cigarette butts on the ground or on our drive-ways, as someone else will have to pick them up.
 6. Visiting children in the community must be supervised by their parents/grandparents or other responsible adult when outside. **You are**

responsible for the behavior of your children/grandchildren. If your children damage someone else's property you will be responsible for the replacement or payment thereof. Please teach your children/grandchildren to be respectful of other people's property and privacy. They can lose their privilege to visit here, as this is an age 55 plus community. Make sure their toys are put away when they finish with them and not left outside.

7. The carports are for the use of your cars only and are not to be used as **storage** for any items other than your car. It is the responsibility of the resident to keep his carport **clean and free of grease or oil spills. You may not park in a neighbor's carport without specific permission from management. If your car leaks oil please park in guest parking until your car is repaired. You will be charged for the grease spills in your carport when your deposit is returned a large grease spill is at least \$100.00.** Those carports are very expensive to build and to clean. You should make every effort to clean your own oil spill as soon as it happens, it will be much cheaper for you.
8. Trash pick-up is on Tuesday please put your can back **behind your fence** on the same day as pick-up on Tuesday, but in no event later than Wednesday morning by 9:00 a.m. If management has to put your can away after Wednesday morning at 9:00 a.m. there will be a fine of \$5.00 for first offense and \$10.00 for second offense, unless prior arrangements are made with management.
9. Parking of more than two vehicles per space are not allowed without written permission. No commercial vehicles are allowed to be parked on property.
10. Guests must park in the "VISITOR" parking areas. **Vehicles may not be parked on lawns or in the street.**
11. Leased homes who have guest staying over seven days may be subject to additional rent charges of \$20.00 per day for each guest, leased homes are for the use of the persons listed on lease only. Any exceptions must be cleared with the management.
12. Large gatherings may not be permitted due to parking problems and disturbance to other tenants. Large gatherings in the units violate fire and safety regulations.
13. The speed limit in the park is **10 MPH**. For the safety and enjoyment of everyone this will be strictly enforced. **You are responsible for the actions of your guests while they are in the community.** Outdoor activities must be taken inside by 9:00 p.m. week nights and 10:00 pm weekends.
14. Working on vehicles in the carport other than washing/waxing or interior cleaning is not permitted.

15. Satellite Disk must be mounted on a pole behind the fence and not on house or fence. You must remove the satellite when you move or \$75.00 will be deducted from your deposit. Fiber optic is available in Stonewood.
16. No structures may be erected on the premises without written permission of the management. The management must first approve added storage buildings and or any digging due to underground drainage pipes.
17. **Illegal drug activity will not be tolerated.** Illegal drug use in any form will result in the eviction of everyone involved. Anyone disturbing others by exhibiting **obvious alcohol abuse** will be asked to leave after the second offence.
18. Anyone listed as a **sex offender** will not be accepted as a resident and level three offenders are not be allowed on the property as a visitor.
19. Other regulations contained in the lease are incorporated into these regulations. Please read your lease carefully.

If you see that you are in violation of any of these rules please remove the violation so that you do not have to be asked by management, if these violations are not remedied by October 1, 2023 violations will be issued along with a fine. If any of this is a problem for you please discuss with management as to a possible remedy. The management makes much effort to keep Stonewood clean, attractive and a nice place to live, please do your part as a resident to keep your home area clean and attractive. *Please* bring to the attention of management any violations you may observe.

Thank you so much

Texas First Equity LLC

Mary and Stretch

Resident _____

2023 revisions