

Stony Ridge Condominium Association Policy Statement

Policy Number: SR02

Policy Title: Community Aesthetics

Date Adopted: September 2002

Date Revised: February 2019, November 2020

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-owners or tenants 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 trees, front yards or any common areas. No more than two [2] bird feeders are allowed to be hung off a co-owner's deck. It is the co-owner's responsibility to clean up the seed that falls on the ground, so the critters are not attracted to it. It is 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 flag that is allowed to be displayed at co-owner's discretion and attached to his/her unit's wood trim. The flag shall be no larger than 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 object of a neutral color is 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 mailbox when the co-owners are unable to access the mail kiosk. Should a wall mounted mailbox become necessary, the co-owner will complete a Modification Request along with a copy of the doctor's prescription requiring the change. When the co-owners are

moving, that mailbox must be removed and any repairs necessary shall be completed prior to the co-owner's departure and at the co-owner's 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. 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 Limited Common Elements may not be displayed in the front of the unit.

Signs: Signs, banners, or any other advertising devices, shall not be displayed on the Limited Common Elements 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 are the co-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 for the winter months.

Deck furniture and BBQ's are considered to be in use the year round and it is 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 [SR15]**

Retractable Awning] 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 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 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 co-owners 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 co-owners who obtained the approved Modification Request to remove and dispose of the dish/pole and repair any part of the exterior of the unit that was altered. This cost is to be covered by the co-owners who are leaving, selling or decides to no longer use that feature. If the co-owners do not remove the dish/pole, the Board will pay to have it removed and charged back to the co-owners.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.