

Stoker Gardens HOA

Rules and Regulations

AMOUNT OF FINE*

1ST Offense	2ND Offense within 90 days	3RD or more Offense within 90 days	RULES (the following activities are prohibited)
\$50	\$100	\$150	<ul style="list-style-type: none"> · parking in the common area where parking is restricted · parking in another owner's driveway or reserved parking area · parking on any sidewalk · parking in areas marked with "no parking" signs · owners parking in spots marked visitor parking · parking recreational vehicles or boats on Lot for more than 2 days in any 14-day period · parking unregistered or inoperable vehicles in the common area or in a driveway for more than 15 days in any 60-day period · parking in a way that blocks access to other lot's driveway
			<ul style="list-style-type: none"> · performing maintenance or mechanical work on vehicles (including motorcycles & ATV's) in a driveway or in the common area
			<ul style="list-style-type: none"> · leaving trash, garbage, or clutter on the unit's driveway, patio or doorstep, or otherwise maintaining the driveway, patio or doorstep in an unsightly, unclean, or unsanitary condition · obstructing the common area (including sidewalks) in such a manner as to restrict ingress or egress to or from the lots
			<ul style="list-style-type: none"> · misuse or damage to the common area by attaching any item to the common area without the written permission of the Board · painting or decorating any common area without written permission of the Board · causing damage to the common area (lawn, parking area, sidewalk, driveway, sprinkler system, flowers or shrubs)
			<ul style="list-style-type: none"> · leaving personal belongings in the common area such as bicycles, scooters, toys, work equipment

<p>\$50</p>	<p>\$100</p>	<p>\$150</p>	<ul style="list-style-type: none"> · creating noise within a living unit or lot that can be heard in another living unit or lot, or in the common area, such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life · creating noise in the common area that can be heard in a unit or lot such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life
			<ul style="list-style-type: none"> · maintaining pets in a unit or lot in violation of the Association bylaws, declaration or rules and regulations (See Article 9.5 of the Declaration for the fine related to failing to register a pet) · failing to clean up after pets that have made a mess in the common area · allowing pets in the common area without a leash · maintaining a pet in lot that can be heard in another lot such that the sound or smell created by the pet is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life
			<ul style="list-style-type: none"> · performing any construction outside a unit without written authorization from the Board
			<ul style="list-style-type: none"> · operating a business in a unit without a business license or in violation of the municipal ordinances, the Association bylaws, declaration, or rules and regulations
			<ul style="list-style-type: none"> · failing to maintain window coverings (failure to replace broken blinds, torn drapes or other such window coverings). There shall be no blankets, newspapers or bed sheets used for window coverings.
			<ul style="list-style-type: none"> · leasing a unit in violation of the Association leasing policy as set forth in the Declaration by failing to require tenants to comply with Association rules