

THE STONEBRIDGE HOMEOWNERS ASSOCIATION, INC. HOUSE RULES (Updated June 17, 2018)

GENERAL

1. The Stonebridge Homeowners Association, Inc ("Association"), acting through its Board of Directors, has adopted the following House Rules ("Rules"). These Rules may be amended from time to time by resolution of the Board of Directors. The Board of Directors has appointed an Architectural Committee in accordance with the Declaration of Covenants recorded in the Land Records of Montgomery County, Maryland, in Liber 6186, at folio 032. The Architectural Committee's role is defined in Article VIII of the Declaration of Covenants. Note: reference to an Environmental Review Committee in the Covenants is not addressed.
2. Wherever in these Rules reference is made to "Owner," such term shall apply to the Owner of any lot, to such Owner's family, tenants, whether or not in residence, employees, property manager, visitors, and to guests, invitees or licensees of such Owner. Wherever in these Rules reference is made to the Association, such reference shall include the Association and the Managing Company as hired by the Association i.e., "Managing Company", when the Managing Company is acting on behalf of the Association.
3. Owner shall comply with all of the rules promulgated.
4. The Association reserves the right to alter, amend, modify, repeal or revoke these Rules and any consent or approval given hereunder at any time by resolution of the Board of Directors.
5. These rules supersede any previously adopted rules and regulations on the same subject matters.

RESTRICTIONS ON USE

6. No part of the common areas shall be used for any purpose except those for which they were designed and designated. For example, domesticated animals are not permitted on or within the boundaries of the tennis courts or the pool area.
7. There shall be no obstruction of the common areas. Nothing shall be stored on the common areas without the prior written request and approval by the Board of Directors. The Board of Directors has sole determination and authority to provide the approval. Likewise, no portion of the common areas shall be decorated or furnished by any Owner in any manner.
8. Nothing shall be done or stored in any of the common areas which may increase the rate of insurance for the common areas and community facilities. No Owner shall permit anything to be done or kept on the common areas which may result in the cancellation of insurance on the common areas or community facilities or the contents thereof or which would be in violation of any public law, ordinance or regulation. No waste shall be committed on the common areas.
9. All garbage and trash shall be placed in proper receptacles as designated by Montgomery County for refuse collection. No garbage or trash shall be placed, dumped or littered on/in any common areas. Each resident must provide his/her own trash containers. Pursuant to Montgomery County statues, all containers for the storage of trash or garbage must be rigid metal or plastic containers having tight-fitting, overlapping lids with a maximum capacity of 15 to 45 gallons. The Association has contracted with one trash collection company for the safety and convenience of the community; however, that company has no responsibility for damage to the containers. The Owner is solely responsible for the container. Disposable plastic liners, if used, must be made of heavy, waterproof paper or plastic, and must not exceed 45 gallons in capacity. Such container liner must be kept in approved containers as stated above when storing trash between collections. Uncontained piles of trash, garbage, and overflowing containers may not be collected. Containers which have ragged, sharp edges or other defects liable to hamper or injure collectors must be immediately replaced.
10. No baby carriages, velocipedes, bicycles, skateboards, playpens, wagons, toys, benches, chairs or other articles of personal property shall be left unattended on the common areas or in the community

facilities. Such articles of personal property shall not be used where expressly prohibited for the safety of the community.

11. Water and sewer apparatus shall be used only for the purposes for which designed. No sweepings, grass clippings, leaves, ashes or other improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse of any such apparatus shall be borne by the Owner causing such damage.

12. Each Owner shall keep his lot in a good state of preservation, repair and cleanliness. Each Owner shall not sweep or throw or permit to be swept or thrown any dirt or other substance from the doors, windows, patios, or decks.

13. Nothing shall be done in or on the common areas or community facilities which may impair the structural integrity of the facility or which may structurally change the facility, nor shall anything be altered, constructed on, or removed from the common areas.

14. No immoral, improper, unlawful, noxious or offensive activity shall be carried on upon any lot or in the common areas, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other Owners or occupants. No Owner shall make or permit any disturbing noises in any dwelling or upon any lot, or do or permit anything which will interfere with the rights, comfort or convenience of other Owners. All Owners shall keep the volume of any radio, television, musical instruments or other sound producing device within their dwelling or upon their lot sufficiently reduced at all times so as not to disturb other Owners. Despite such reduced volume, no Owner shall operate or permit to be operated any such sound producing devices between the hours of eleven o'clock p.m. and the following eight o'clock a.m.

15. Except as otherwise permitted in the Declaration of Covenants, no industry, business, trade, occupation or profession of any kind - commercial, religious, educational, designed for profit, altruism, exploitation or otherwise - shall be conducted, maintained or permitted on any part of the property, nor shall signs, window displays or other such advertising be maintained or permitted on any part of the lot, except as otherwise provided in Article VIII §8 of the Declaration of Covenants. No dwelling shall be used or rented for transient, hotel or motel purposes.

16. Except for draperies, curtains or venetian blinds, no Owner shall cause or permit anything to be hung, displayed or exposed on the exterior of dwellings or common areas appurtenant thereto, whether through or upon the windows, doors, or siding of the dwelling. The prohibition herein includes, without limitation, rugs, and the like. For installation of awnings, canopies, shutters, or any other similar items, the Owner shall request approval for any exterior changes by forwarding an Architectural Change Application, as provided on the Association's webpage, to the Managing Company and/or as otherwise directed by the application. No exhaust fan, air conditioning apparatus, or other items may be installed by the Owner beyond the boundaries of the dwelling. No existing deck shall be enclosed or covered in whole or part by an Owner without the prior consent in writing of the Architectural Committee.

17. No dwelling shall be used for any unlawful purpose, per Federal/State/Local law. No Owner shall do or permit any unlawful act upon his lot.

18. The planting of plants, flowers, trees, shrubs and crops of any type is prohibited anywhere on the common areas without the prior written consent of the Board of Directors. No fences may be erected around or on the common areas.

19. Commercial solicitors are not permitted. If any Owner is contacted by a solicitor on the property, the Managing Company must be notified immediately in accordance with procedures on the Association webpage. The Managing Company will contact the solicitors to communicate that solicitors are not permitted in this neighborhood. The distribution of commercial notices, advertisements or other solicitations door to door or displayed on the common areas is prohibited and may be removed without any prior notice.

20. All persons shall be properly attired when appearing in any common area of the property, including community facilities and any other public spaces of the property.

21. Complaints regarding the management of the Association or regarding actions of other Owners shall be made in writing to the Managing Company or the Board of Directors. No Owner shall direct, supervise or in any manner attempt to assert control over, or request favors of any employee of the Managing Company and/or the Association.

22. Barbecuing in the common areas, including but not limited to any decks, patios, terraces of the common areas, is expressly prohibited.

PET ROLES

23. A pet may be maintained in a dwelling so long as it is not a nuisance. Actions which will constitute a nuisance include but are not limited to abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness. An Owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment.

24. All pets must be registered and inoculated as required by State and Montgomery County laws.

25. Pet Owners are fully responsible for personal injuries and/or property damage caused by their pet.

26. Owners of pets must promptly clean up their pet's droppings. An Owner must keep a dog on a leash as required by law. The Animal At Large law states that a dog outside the Owner's premises must be leashed, unless it is a service dog, is in a dog exercise area designated by the Maryland National Capital Park and Planning Commission as such or is participating in an approved activity as defined by the State of Maryland and Montgomery County's Animal At Large laws. Pets may not be leashed to any stationary objects on the common areas.

27. Pets are not allowed in the pool area or on the tennis courts.

PARKING

28. Except for parking within a garage, and except as herein elsewhere provided, no junk vehicle, unlicensed or inoperable motor vehicle, trailer, camper, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character shall be kept upon the property nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon, except: for bona fide emergencies; if such equipment and machinery may be used as reasonable, customary and usual in connection with the use and maintenance of any dwelling; and except if such equipment and machinery as may be required by the Association in connection with the maintenance and operation of the common areas and community facilities. The Association may, in its sole discretion, provide a suitable area designated for the parking of such vehicles or the like.

Except when otherwise permitted in the Association governing documents, heavy commercial vehicles and recreational vehicles are prohibited from parking on residential streets, except for temporary parking for loading and unloading.

Heavy commercial vehicles defined as a vehicle with a gross vehicle weight of more than 10,000 pounds; a manufacturer's rated capacity of more than one ton; more than 21 feet long (including any object loaded onto the vehicle); or are more than eight feet high (including racks, but not antennas) are prohibited from parking on the streets in residential neighborhood. Recreational vehicles include motor homes and trailers, including those used to transport other leisure equipment.

Notwithstanding anything to the contrary herein, one recreational vehicle per household may be parked off-street, on an available driveway.

29. No washing of automobiles shall be permitted on the common areas. Washing of automobiles on an Owner's property or in an Owner's assigned parking space is permitted. The use of biodegradable detergent is recommended, and the area must be left cleaned and free of material and/or dirt.

30. All vehicles must have current license plates and be in operating condition.

31. All Owners shall observe and abide by all parking and traffic regulations posted by the Association or by governing municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the Owner's sole risk and expense.

32. Parking so as to block sidewalks or driveways is not permitted per State and/or Montgomery County laws. If any vehicle owned or operated by an Owner shall be illegally parked or abandoned on the property, the Association shall be held harmless by such Owner for any, and all damages or losses that may ensue, and any and all rights in connection therewith that the Owner or driver may have under the provision of state or local laws and ordinances are hereby expressly waived. The Owner shall indemnify the Association and the Managing Company against any liability which may be imposed on them, as a result of such illegal parking, towing, or abandonment and any consequences thereof.

33. Owners may not engage employees of the Association to move, handle, park or drive any automobile.

ALLOCATION OF RISK

34. All persons using any of the common areas or community facilities do so at their own risk and sole responsibility. The Association does not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Association, its servants, Managing Company, or employees, for or on account of any loss or damage to life, limb or property sustained as a result of or in connection with any such use of any of the common areas or community facilities. Each Owner shall hold the Association harmless from any and all liabilities and any cause of action of whatsoever nature by any tenants, guests, invitees or licensees of such Owner growing out of the use of the common areas or community facilities, except where such loss, injury or damage can be clearly proved to have resulted from and been proximately caused by the direct negligence of the Association or its Management Company, servants or employees in the operation, care or maintenance of such facilities.

35. Any damage to the community facilities, or other common areas or equipment caused by an Owner invitees or pets shall be repaired at the expense of the Owner.

SUSPENSION OF VOTING RIGHTS; USE OF COMMON AREAS AND RECREATIONAL FACILITIES

36. In addition to all other rights which the Board of Directors has for nonpayment of assessments or fees, the Board of Directors of the Association shall have the right to suspend the voting rights and the rights to the common areas and community facilities for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of any of the published rules and regulations of the Associations.

MOVING

37. Each Owner is responsible for the proper and immediate removal of trash, debris, crating or boxes relating to that Owner's activities, including but not limited to, renovations and move-in or move-out.

ASSESSMENTS

38. All charges and assessments imposed by the Association are due and payable in accordance with the due date on the invoice, bill or instructions therein. Payment shall be made according to instructions by the Managing Company by check, money order, or credit card, payable to the Association. Cash will not be accepted. A charge for late payment may be assessed as provided by the governing documents and all rights are reserved.