

# STONEWOOD HOMEOWNER'S ASSOCIATION

Rules and Regulations (03132024)

Rules & regulations apply to ALL homeowners and residents.  
Homeowners are responsible for the actions of their tenants and guests.

The rules and regulations outlined below have been established by SHA Board of Directors together with the Declarations, Covenants and By-Laws to ensure the ongoing future of our community. The cooperation of every homeowner will benefit from total transparency, financial stability and home resale viability.

- Ref: Declaration, page 1, article 1, section 3  
"Owner" shall mean and refer to the record owner (name on deed)
- Ref: Declaration, page 1, article 1, section 5  
"Common Area" shall mean all real property, together with all improvements thereon, now owned or hereafter acquired by the Association for the common use and enjoyment of the owners
- Ref: Declaration, page 2, article 1, section 6  
"Lot" shall mean and refer to any numbered plot of land shown upon any recorded subdivision map of the properties with the exception of the "common area and dedicated streets". (SHA lots are 45 feet square)
- Ref: Declaration, page 3, article 3, section 1 "Maintenance of Each Owner"
- Ref: Declaration, page 3, article 3, section 2 "Maintenance by Association"
- Ref: By-Laws of SHA, page 5, article 8, section 1 & 2, article 9

## MANAGEMENT

Due to specific By-Laws, Declarations and Covenants, SHA Board of Directors voted unanimously on April 27, 2018 to contract with Messick Properties for management of our community.

**Managed by: Messick Properties Group, Inc.**  
**P.O. Box 24982, Winston-Salem, NC 27114-4982**  
**(336) 727-8600 ext. 106, (336) 727-8814 fax, [Stonewood@MessickProperties.com](mailto:Stonewood@MessickProperties.com)**

## INSURANCE

- All homeowners are required to have an HO3 Insurance policy covering their home and provide a copy to the board or Messick Properties.

## DUES

- All homeowners will have access to our Stonewood Homeowners Website by visiting [www.messickproperties.com](http://www.messickproperties.com) and logging on.
- Dues are \$115.00/month per plot.
- All homeowner dues are payable, due and posted on the first day of each month.
- After 30 days past due a late fee of 12% per annum will be charged.

## VEHICLES

- No parking on grass areas.
- Vehicles must be parked within the white-line, marked space.
- All vehicles must have a valid license plate/Inspection sticker.
- No boats, commercial vehicles, trailers, recreational vehicles, motor homes, campers, or four-wheelers are permitted on Stonewood property.

**ANY VEHICLE THAT VIOLATES THE ABOVE POLICY WILL BE TOWED WITHIN 12 HRS  
OF OWNER NOTIFICATION AT THE OWNER'S EXPENSE.**

## **PODS/U-HAUL VEHICLES**

- U-haul vehicles are permitted during moving in/out of residence and PODS are only allowed for a maximum of 10 days WITH permission from the board.

## **GARBAGE/RECYCLING**

- Garbage and recyclables should be placed in appropriate containers and placed at the curb for pickup. For approved recycle bins please contact [www.cityofws.org](http://www.cityofws.org) sanitation department or phone City Link at 336-727-8000.

## **COMMON AREAS**

- It is the responsibility of the association to maintain the “common areas” as defined in the declarations. This includes all real property outside the 45 foot square lot each homeowner maintains. Homeowners cannot plant and/or remove trees or shrubs in common areas without the written request and approval from the Board of Directors.

## **COURTYARDS**

- All homeowners are responsible for the upkeep of their courtyards and are expected to keep them in good repair. Please refer to the declarations, page 3, article 3, section 1 for each owner’s obligations making up his lot.

## **PETS**

- All pets must be on a leash in the Stonewood Community in accordance with Chapter 6, Forsyth County Animal Control Ordinance. Our pets are like our family members so please familiarize yourself with these highlights by going to their website at [www.co.forsyth.nc.us/animalcontrol/ordinance.aspx](http://www.co.forsyth.nc.us/animalcontrol/ordinance.aspx) or by calling 336-703-2490.
- No livestock or poultry is permitted in the homes or on our grounds.
- Only domestic animals such as dogs and cats may be kept provided they are confined to the homeowner’s house or courtyard and do not create a nuisance and guidelines in accordance to animal control are followed.
- All dog owners are responsible for picking up their feces and proper disposal.

## **ARCHITECTURAL CONTROL**

- Ref: declarations, page 5, article 5
- In order to preserve the look and feel of the community, any homeowner who wishes to make any type of architectural changes to the exterior of their home must follow a process.
  - 1.) Contact Messick Properties to request an architectural change form.
  - 2.) Submit the written request for an architectural change along with supporting documentation (design, blueprints, survey, spec, etc.).
  - 3.) The board may request additional information to clarify the scope of the proposed changes.
  - 4.) The request will be reviewed by the board within 30 days.
  - 5.) The board will notify the homeowner of their approval/denial in writing along with any applicable conditions. The board also reserves the right to inspect said property before/during/after modifications to ensure compliance with approval.
  - 6.) Any homeowners who makes architectural changes without approval, does not adhere to approval conditions or does not properly maintain their home will be considered in violation of the Architectural Control guidelines and will be subject to fines as described in the fine process.

## **PAINT**

- Every homeowner is responsible for painting the exterior of their home every 5-8 years depending on environmental changes. The board maintains painting schedules to ensure accuracy and preserve the neighborhood. Phase I (1662-1760) Phase 2 (1800-1865) Phase 3 (1869-1977) Phase 4 (1868-2015).
- Spray painting is prohibited. The paint colors must match the original formulas on file at the Sherwin Williams Commercial Paint Store, 355 Witt Street, WS, NC 27103.
- “Stonewood #1” for siding & fences, “Stonewood #2” for trim and “Stonewood #3” for foundations.

## **FINES**

- A homeowner will be notified in writing of any violations to SHA declarations, covenants, by-laws or rules and regulations along with date and necessary corrective actions in order to resolve violation.
- The homeowner may challenge the said issue within 7 days by submitting a request in writing for a hearing with the board/management company.
- The homeowner will be notified in writing within 7 days as to the date, time and place of hearing.
- Any additional questions, comments, concerns should be submitted in writing for review prior to said hearing.
- Results of the hearing are final and clarified in writing to the homeowner within 7 days.
- If after the hearing said homeowner chooses not to comply with final decision within 30 days a \$100.00 a day fine may be levied until corrective action is taken.
- \$100.00 a day fines will accrue until such time the homeowner notifies the board in writing that corrective action has been taken at which time a re-inspection will occur.
- If a hearing is not requested, the board will follow up within 30 days to ensure compliance is achieved.
- If said issue is resolved satisfactory in accordance with the declarations, covenants, by-laws, rules & regulations further fines will be suspended.
- If said issue is not resolved satisfactory in accordance with the declarations, covenants, by-laws, rules & regulations legal action will be taken and all accrued legal expenses will be charged to the homeowner including but not limited to placing liens against property.

## **MISCELLANEOUS**

- Signs in common areas are not permitted except "FOR SALE/FOR RENT" signs.
- Political signs are allowed on a homeowner's lot with the following restrictions: 1) signage only allowed 90 days before and 30 days after election and 2) a maximum of two political signs may be displayed.
- Commercial activity is not allowed within Stonewood aside from a "home office". A home office is permitted as long as traffic is not generated within the community (aside from normal delivery: USPS and overnight delivery).
- Solicitation is NOT permitted within the community.
- Doors, windows, and window treatments/blinds (visible from the street) should be kept in good repair.
- Properties are single-family dwellings ONLY.
- Personal property should not be left in common areas (bicycles, skateboards, toys).
- Clothes lines are not allowed.
- Satellite dishes are permitted, but cannot exceed 24 inches (or that allowed under Federal/State Statue) and must be affixed on the back-side of the dwelling.
- If a Homeowner must affix the dish elsewhere, a letter from the satellite provider stating the reason (e.g. necessary for satellite line of sight) for the placement of the dish will be required.
- Homeowners who have delinquent assessments or violations are not allowed voting rights or use of any amenities until compliance of said violations.

## **COLLECTIONS/LIENS/FORECLOSURE**

- SHA reserves the right to pursue collections on HOA dues and fines in accordance with North Carolina law. This can include a lien and foreclosure of a resident's home. All legal expenses incurred in the collection process matter will be placed on the respective homeowner's account.